Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	66 Earlsfield Road, Hampton Vic 3188
posicode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2	2,080,000	&	\$2,120,000
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Median sale price

Median price	\$2,507,500	Pro	perty Type	House		Suburb	Hampton
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property			Price	Date of sale
	1	73 Linacre Rd HAMPTON 3188	\$1,950,000	15/02/2025

2	33 Prince St HAMPTON 3188	\$1,850,000	01/11/2024
3	12 Banks Av HAMPTON 3188	\$2,010,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/04/2025 10:32













Property Type:Agent Comments

Indicative Selling Price \$2,080,000 - \$2,120,000 Median House Price December quarter 2024: \$2,507,500

Comparable Properties



73 Linacre Rd HAMPTON 3188 (REI)

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2

Price: \$1,950,000 **Method:** Auction Sale **Date:** 15/02/2025

Property Type: House (Res)

Agent Comments



33 Prince St HAMPTON 3188 (REI/VG)

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2

Agent Comments

Price: \$1,850,000

Method: Sold Before Auction

Date: 01/11/2024

Property Type: House (Res) **Land Size:** 676 sqm approx



12 Banks Av HAMPTON 3188 (REI/VG)

3

6

2

Agent Comments

Price: \$2,010,000 **Method:** Auction Sale **Date:** 19/10/2024

Property Type: House (Res) Land Size: 717 sqm approx

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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