

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

2 Earlsfield Road, Hampton Vic 3188

Indicative selling price

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

Single price \$4,095,000

Median sale price

Median price \$2,541,500

Property Type House

Suburb Hampton

Period - From 01/01/2024

to 31/03/2024

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	31 Robinson St BRIGHTON EAST 3187	\$3,910,000	18/05/2024
2	19 Glencairn Av BRIGHTON EAST 3187	\$3,900,000	05/03/2024
3			

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:

15/06/2024 15:35



 5  3  4

Property Type: House

Agent Comments

Indicative Selling Price

\$4,095,000

Median House Price

March quarter 2024: \$2,541,500

Comparable Properties



31 Robinson St BRIGHTON EAST 3187 (REI)

Agent Comments

 5  4  2

Price: \$3,910,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 618 sqm approx



19 Glencairn Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  2  2

Price: \$3,900,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 738 sqm approx

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.

Account - Marshall White | P: 03 9822 9999