

# 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

76 Earlsfield Road, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,450,000

### Median sale price

Median price \$1,905,000

Property Type House

Suburb Hampton

Period - From 01/01/2019

to 31/12/2019

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	74 Teddington Rd HAMPTON 3188	\$1,471,500	20/12/2019
2	18a Barnet St HIGHETT 3190	\$1,455,000	12/10/2019
3	22 Lawson St HAMPTON 3188	\$1,415,000	13/12/2019

**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:

17/03/2020 08:54



**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,450,000  
**Median House Price**  
Year ending December 2019: \$1,905,000

## Comparable Properties



**74 Teddington Rd HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$1,471,500  
**Method:** Private Sale  
**Date:** 20/12/2019  
**Rooms:** 7  
**Property Type:** Townhouse (Single)  
**Land Size:** 312 sqm approx



**18a Barnet St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 360 sqm approx



**22 Lawson St HAMPTON 3188 (VG)**

Agent Comments



**Price:** \$1,415,000  
**Method:** Sale  
**Date:** 13/12/2019  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx