

# 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

19 Hampton Road, Essendon West Vic 3040

### Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

### Median sale price

Median price \$1,015,250 Property Type Townhouse Suburb Essendon West

Period - From 15/04/2023 to 14/04/2024 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	17 Hampton Rd ESSENDON WEST 3040	\$1,950,000	02/02/2024
2	66 Muriel St NIDDRIE 3042	\$1,860,000	20/02/2024
3	3A Shaw St NIDDRIE 3042	\$1,650,000	06/03/2024

**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: 15/04/2024 11:45



**Property Type:** House

**Agent Comments**

Brand new Hamptons style townhouse

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median Townhouse Price**

15/04/2023 - 14/04/2024: \$1,015,250

## Comparable Properties



**17 Hampton Rd ESSENDON WEST 3040 (REI/VG)**



**Agent Comments**

Superior as this property has a double garage and a pool.

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 359 sqm approx



**66 Muriel St NIDDRIE 3042 (REI)**



**Agent Comments**

Superior as has a pool and a double garage. Inferior on land size.

**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House



**3A Shaw St NIDDRIE 3042 (REI)**



**Agent Comments**

Superior on size and pool but inferior as an older build.

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 359 sqm approx