

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

50 Earlsfield Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Hampton

Period - From 01/01/2023 to 31/12/2023 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	7a Moor St SANDRINGHAM 3191	\$1,900,000	09/08/2023
2	24 Grange Rd SANDRINGHAM 3191	\$1,880,000	16/09/2023
3	80 Willis St HAMPTON 3188	\$1,820,000	20/09/2023

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:

04/02/2024 15:06

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending December 2023: \$2,450,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



7a Moor St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,900,000

Method: Private Sale

Date: 09/08/2023

Property Type: House

Land Size: 556 sqm approx



24 Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,880,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 330 sqm approx



80 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,820,000

Method: Private Sale

Date: 20/09/2023

Property Type: House (Res)

Land Size: 324 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840