

# 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

52 Linacre 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)

Range between \$3,700,000 & \$3,900,000

### 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	19 Glencairn Av BRIGHTON EAST 3187	\$3,900,000	05/03/2024
2	30 Baird St BRIGHTON EAST 3187	\$3,710,000	13/03/2024
3	13 Apex Av HAMPTON EAST 3188	\$3,700,000	16/12/2023

**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:

28/05/2024 12:30



5 3 4

**Property Type:** House (Res)

**Land Size:** 615 sqm approx

Agent Comments

## Comparable Properties



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



30 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 3

**Price:** \$3,710,000

**Method:** Sold Before Auction

**Date:** 13/03/2024

**Property Type:** House



13 Apex Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

5 4 4

**Price:** \$3,700,000

**Method:** Private Sale

**Date:** 16/12/2023

**Property Type:** House

**Land Size:** 628 sqm approx