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	5/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$448,000	&	$492,800

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Hampton Park
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 6 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
16/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976	$525,000	14-May-24
19 VIEW STREET HAMPTON PARK VIC 3976	$520,000	14-Jun-24
65 OAKTREE DRIVE HAMPTON PARK VIC 3976	$480,000	23-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 19 September 2024

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16/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 1 2

Sold Price **$525,000** Sold Date **14-May-24**

Distance **0.1km**



19 VIEW STREET HAMPTON PARK VIC 3976

3 1 -

Sold Price **$520,000** Sold Date **14-Jun-24**

Distance **0.45km**



65 OAKTREE DRIVE HAMPTON PARK VIC 3976

4 1 1

Sold Price **$480,000** Sold Date **23-Apr-24**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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