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	3/22 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	$488,000	&	$518,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,500	Property type	Unit	Suburb	Hampton Park
Period-from	01 Mar 2021	to	28 Feb 2022	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
1/41 WILLOW DRIVE HAMPTON PARK VIC 3976	$510,000	15-Dec-21
1/79 OAKTREE DRIVE HAMPTON PARK VIC 3976	$505,000	13-Oct-21
1/26 FORDHOLM ROAD HAMPTON PARK VIC 3976	$495,000	05-Nov-21

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: 18 March 2022

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1/41 WILLOW DRIVE HAMPTON PARK VIC 3976

3 1 2

Sold Price **$510,000** Sold Date **15-Dec-21**

Distance **1.51km**



1/79 OAKTREE DRIVE HAMPTON PARK VIC 3976

3 1 1

Sold Price **$505,000** Sold Date **13-Oct-21**

Distance **1.07km**



1/26 FORDHOLM ROAD HAMPTON PARK VIC 3976

3 1 2

Sold Price **$495,000** Sold Date **05-Nov-21**

Distance **1.27km**

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

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