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	3/151 Cairns 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	$488,800	&	$536,800

Median sale price

(*Delete house or unit as applicable)

Median Price	$464,000	Property type	Unit	Suburb	Hampton Park
Period-from	01 Nov 2020	to	31 Oct 2021	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
2/24 Alma Road Hampton Park VIC 3976	$450,000	07-Oct-21
7 King David Court Hampton Park VIC 3976	$530,000	18-Apr-21
3 Robbins Way Hampton Park VIC 3976	$520,000	21-May-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: 02 November 2021

RE/MAX Property Specialists

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2/24 Alma Road Hampton Park VIC 3976

2 1 1

Sold Price RS $450,000 Sold Date 07-Oct-21

Distance 1.07km



7 King David Court Hampton Park VIC 3976

3 1 1

Sold Price $530,000 Sold Date 18-Apr-21

Distance 1.22km



3 Robbins Way Hampton Park VIC 3976

3 - -

Sold Price $520,000 Sold Date 21-May-21

Distance 1.26km

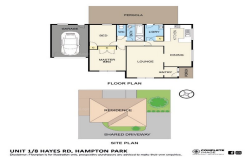


1/44 Robjant Street Hampton Park VIC 3976

2 1 1

Sold Price $417,000 Sold Date 31-Aug-21

Distance 0.69km



1/8 Hayes Road Hampton Park VIC 3976

2 1 1

Sold Price $430,000 Sold Date 10-Jul-21

Distance 0.95km



3A Outlook Drive Hampton Park VIC 3976

2 1 1

Sold Price $465,000 Sold Date 06-May-21

Distance 1.2km

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

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1/49 Ivan Crescent Hampton Park VIC 3976

2 1 1

Sold Price **$440,000** Sold Date **27-Apr-21**

Distance **1.07km**

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

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