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	3/4 Hayes 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	$438,000	&	$478,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	Unit	Suburb	Hampton Park
Period-from	01 Dec 2020	to	30 Nov 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.

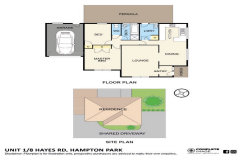
Address of comparable property	Price	Date of sale
1/8 Hayes Road Hampton Park VIC 3976	$430,000	10-Jul-21
2/24 Alma Road Hampton Park VIC 3976	$450,000	07-Oct-21
1/2 Ivan Crescent Hampton Park VIC 3976	$426,000	26-Feb-21

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: 06 December 2021

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1/8 Hayes Road Hampton Park VIC 3976

2 1 1

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

Distance **0.05km**

Notes from your agent

Renovated black and white kitchen, meals area, separate living room, floating floors, bathroom poor condition and carport with roller door.



2/24 Alma Road Hampton Park VIC 3976

2 1 1

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

Distance **0.18km**

Notes from your agent

Updated lovely kitchen, separate living room original brown carpet and bathroom in fair condition.



1/2 Ivan Crescent Hampton Park VIC 3976

2 1 1

Sold Price **$426,000** Sold Date **26-Feb-21**

Distance **1.51km**

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

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