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	2/76 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	$435,000	&	$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$539,000	Property type	Unit	Suburb	Hampton Park
Period-from	01 Dec 2021	to	30 Nov 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
4/30-32 PARKLAND AVENUE HAMPTON PARK VIC 3976	$477,500	19-Dec-22
2/115 FORDHOLM ROAD HAMPTON PARK VIC 3976	$450,000	14-Nov-22
2/8 HAYES ROAD HAMPTON PARK VIC 3976	$490,000	20-Aug-22

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: 20 December 2022

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4/30-32 PARKLAND AVENUE HAMPTON PARK VIC 3976

2 1 1

Sold Price RS **$477,500** Sold Date **19-Dec-22**

Distance **0.33km**



2/115 FORDHOLM ROAD HAMPTON PARK VIC 3976

2 1 1

Sold Price RS **$450,000** Sold Date **14-Nov-22**

Distance **0.33km**



2/8 HAYES ROAD HAMPTON PARK VIC 3976

2 1 1

Sold Price **$490,000** Sold Date **20-Aug-22**

Distance **0.35km**

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

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