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	29 Ora Street 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	$598,000	&	$648,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	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
85 Fordholm Road Hampton Park VIC 3976	$620,000	19-Jun-21
24 View Street Hampton Park VIC 3976	$630,000	09-Aug-21
6 Silvan Grove Hampton Park VIC 3976	$640,600	17-Jun-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: 07 November 2021

RE/MAX Property Specialists

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85 Fordholm Road Hampton Park VIC 3976

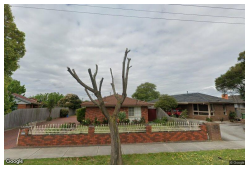
3 1 2

Sold Price **$620,000** Sold Date **19-Jun-21**

Distance **0.09km**

Notes from your agent

Original timber laminate kitchen, and bathroom, spacious living area. Potential to subdivide STCA.



24 View Street Hampton Park VIC 3976

3 1 6

Sold Price **$630,000** Sold Date **09-Aug-21**

Distance **0.23km**

Notes from your agent

No photo's.



6 Silvan Grove Hampton Park VIC 3976

3 1 1

Sold Price **$640,600** Sold Date **17-Jun-21**

Distance **0.71km**

Notes from your agent

Open plan to kitchen, dining and living room, a little dated, beautiful presentation and pergola.

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

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