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	4/13 Linmac Drive 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	$528,000	&	$558,000

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
21 Horizon Boulevard Hampton Park VIC 3976	$520,000	29-Jun-21
7 King David Court Hampton Park VIC 3976	$530,000	18-Apr-21
45 Bateman Grove Hampton Park VIC 3976	$532,000	07-Sep-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: 01 December 2021

RE/MAX Property Specialists

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21 Horizon Boulevard Hampton Park VIC 3976

3 1 1

Sold Price **$520,000** Sold Date **29-Jun-21**

Distance **0.58km**

Notes from your agent

Cottage home in original good condition with pergola.



7 King David Court Hampton Park VIC 3976

3 1 1

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

Distance **1.68km**

Notes from your agent

Renovated kitchen with laminate benchtops and bathroom, beautiful floating floors and pergola. No body corp.



45 Bateman Grove Hampton Park VIC 3976

3 1 1

Sold Price **$532,000** Sold Date **07-Sep-21**

Distance **1.58km**

Notes from your agent

Original kitchen, no rangehood, and bathroom in great condition, pergola and neat gardens.

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

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