Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Andrew Street Hampton Park, 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$680,000 & $720,000

Median sale price

Median price	$667,000	Property Type	HOUSE	Suburb	HAMPTON PARK
Period - From	01-Jan-2022	to	31-Dec-2022	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	54 Pound Road, Hampton Park	$750,000	23-Jan-2023
2	4 Robb Court, Hampton Park	$715,000	27-Dec-2022
3	5 Tatterson Street, Hampton Park	$630,000	14-Dec-2022

This statement of information was prepared on 14-Mar-2023 at 12:37:43 PM EST