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	2/6 Justin Circuit, 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	$ 580,000	&	$ 630,000

Median sale price

Median price	$ 540,000	Property type	*Unit*	Suburb	Hampton Park

Period - From	01 Feb 2021	to	28 Feb 2022	Source	REA

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 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 3/58 Somerville Road, Hampton Park VIC 3976	$ 586,000	7 Dec 2021
2 3A Strong Drive, Hampton Park VIC 3976	$ 600,000	25 Oct 2021
3 1/58 Somerville Road, Hampton Park VIC 3976	$ 630,000	12 Jan 2022

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 six months.~~

This Statement of Information was prepared on: 05 April, 2022