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	22/132 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	$488,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$544,000	Property type	Unit	Suburb	Hampton Park
Period-from	01 Jun 2023	to	31 May 2024	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
16/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976	$525,000	14-May-24
1/52 IVAN CRESCENT HAMPTON PARK VIC 3976	$525,500	09-Jun-24
1/29 WILLOW DRIVE HAMPTON PARK VIC 3976	$530,000	01-May-24

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: 27 June 2024

Ange Brosche
P 9213 3000
M 0423 199 078
E ange.brosche@hockingstuart.com



16/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 1 2

Sold Price **$525,000** Sold Date **14-May-24**

Distance **0.05km**



1/52 IVAN CRESCENT HAMPTON PARK VIC 3976

2 1 1

Sold Price RS **$525,500** Sold Date **09-Jun-24**

Distance **0.59km**



1/29 WILLOW DRIVE HAMPTON PARK VIC 3976

2 1 1

Sold Price RS **$530,000** Sold Date **01-May-24**

Distance **1.26km**

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

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