

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

2/62 Millswyn Avenue 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/9 Ellaswood Court Hampton Park VIC 3976	\$420,000	23-Nov-19
31 Beckington Crescent Hampton Park VIC 3976	\$490,000	20-Dec-19
1/19 Kylie Court Hampton Park VIC 3976	\$450,000	06-Nov-19

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: 10 March 2020


**1/9 Ellaswood Court Hampton Park
VIC 3976**
 3  -  -

Sold Price

\$420,000

Sold Date

23-Nov-19

Distance

0.12km

**31 Beckington Crescent Hampton
Park VIC 3976**
 3  2  1

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

20-Dec-19

Distance

0.22km

**1/19 Kylie Court Hampton Park VIC
3976**
 3  1  2

Sold Price

\$450,000

Sold Date

06-Nov-19

Distance

1.93km
RS = Recent sale

UN = Undisclosed Sale

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