

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 Evelyn Court 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,000

Property type

House

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

11 Somerville Road Hampton Park VIC 3976	\$658,000	30-Jul-21
24 Jeffrey Street Hampton Park VIC 3976	\$620,000	16-Aug-21
28 Justin Circuit Hampton Park VIC 3976	\$678,521	13-Oct-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.~~

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11 Somerville Road Hampton Park VIC 3976

Sold Price

\$658,000

Sold Date

30-Jul-21

3 2 1

Distance

0.99km



24 Jeffrey Street Hampton Park VIC 3976

Sold Price

\$620,000

Sold Date

16-Aug-21

3 2 2

Distance

0.15km



28 Justin Circuit Hampton Park VIC 3976

Sold Price

^{RS} **\$678,521**

Sold Date

13-Oct-21

3 2 4

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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