

## 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

129 POUND ROAD HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2022

to

31 Oct 2023

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 DIANNA COURT HAMPTON PARK VIC 3976   | \$653,000 | 06-Nov-23 |
| 139 WARANA DRIVE HAMPTON PARK VIC 3976 | \$625,500 | 03-Nov-23 |
| 15 ACRE RISE HAMPTON PARK VIC 3976     | \$580,000 | 27-Sep-23 |

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: 13 November 2023



**1 DIANNA COURT HAMPTON PARK  
VIC 3976**

Sold Price

<sup>RS</sup>

**\$653,000**

Sold Date

**06-Nov-23**



3



1



2

Distance

**2.07km**



**139 WARANA DRIVE HAMPTON  
PARK VIC 3976**

Sold Price

<sup>RS</sup>

**\$625,500**

Sold Date

**03-Nov-23**



3



1



2

Distance

**1.59km**



**15 ACRE RISE HAMPTON PARK VIC  
3976**

Sold Price

**\$580,000**

Sold Date

**27-Sep-23**



3



1



2

Distance

**1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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