

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

69 Ormond 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,150

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2019

to

30 Jun 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

12 Sevilla Place Hampton Park VIC 3976	\$520,000	12-Mar-20
8 Michelle Drive Hampton Park VIC 3976	\$567,500	25-Mar-20
48 James Wyman Place Hampton Park VIC 3976	\$565,000	07-May-20

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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12 Sevilla Place Hampton Park VIC 3976

Sold Price

\$520,000

Sold Date

12-Mar-20

3 2 2

Distance

0.12km



8 Michelle Drive Hampton Park VIC 3976

Sold Price

\$567,500

Sold Date

25-Mar-20

4 2 2

Distance

0.47km



48 James Wyman Place Hampton Park VIC 3976

Sold Price

\$565,000

Sold Date

07-May-20

4 2 2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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