

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 Oakland Drive 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Other

Suburb

Hampton Park

Period-from

01 Mar 2020

to

28 Feb 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

3 Willand Court Hampton Park VIC 3976	\$720,000	09-Sep-20
28 Leopold Crescent Hampton Park VIC 3976	\$700,000	12-Feb-21
7 Patricia Court Hampton Park VIC 3976	\$700,000	02-Mar-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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3 Willand Court Hampton Park VIC 3976

4 2 2

Sold Price

\$720,000

Sold Date **09-Sep-20**

Distance **0.57km**



28 Leopold Crescent Hampton Park VIC 3976

4 2 2

Sold Price

^{RS} **\$700,000**

Sold Date **12-Feb-21**

Distance **0.87km**



7 Patricia Court Hampton Park VIC 3976

4 2 2

Sold Price

Sold Date **02-Mar-21**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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