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

32 Ora Street 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	\$598,000	&	\$648,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$555 250	Property type	House	Suburb	Hampton Park				

Median Price	\$555,250	Property type		House		Suburb	Hampton Park
Period-from	01 Jul 2020	to	30 Jun 2	021	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 Ora Street Hampton Park VIC 3976	\$610,000	30-Dec-20	
83 Coral Drive Hampton Park VIC 3976	\$655,000	24-Jun-21	
24 Amber Drive Hampton Park VIC 3976	\$628,500	13-Jun-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 Ora Street Hampton Park VIC 3976

Sold Price

\$610,000 Sold Date 30-Dec-20

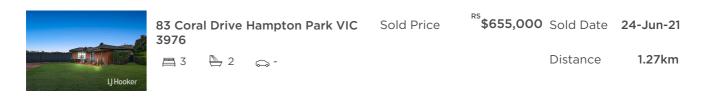
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Distance

0.18km

Notes from your agent

Renovated kitchen and updated bathroom, new carpet, freshly painted formal lounge and bungalow with 2 bedrooms,1 living room and bathroom.





24 Amber Drive Hampton Park VIC 3976		Sold Price	^{RS} \$628,500	Sold Date	13-Jun-21	
	2	ç ⊋ 2			Distance	1.79km

RS = Recent sale UN = Undisclosed Sale

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