

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 1 Breydon Place, Hampton Park, VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$649,000 & \$679,000

Median sale price

Median price \$620,000 Property Type House Suburb Hampton Park (3976)
Period - From 01/01/2021 to 31/12/2021 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
179 POUND ROAD, HAMPTON PARK VIC 3976	\$639,950	05/11/2021
89 STRONG DRIVE, HAMPTON PARK VIC 3976	\$640,000	15/10/2021
3 PALM WAY, NARRE WARREN SOUTH VIC 3805	\$666,550	12/10/2021

This Statement of Information was prepared on: 07/03/2022