

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

1/58 Somerville 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

\$485,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

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

5 Hampton Drive Hampton Park VIC 3976	\$480,000	17-Sep-20
21 Wren Street Hampton Park VIC 3976	\$465,000	03-Sep-20
74 Robjant Street Hampton Park VIC 3976	\$500,000	10-Nov-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.~~

This Statement of Information was prepared on: 09 March 2021

Casey Estate Agents

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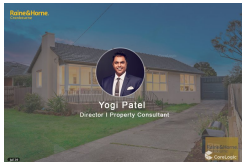

5 Hampton Drive Hampton Park VIC 3976

Sold Price

\$480,000

 Sold Date **17-Sep-20**

3 2 2

 Distance **0.47km**

21 Wren Street Hampton Park VIC 3976

Sold Price

\$465,000

 Sold Date **03-Sep-20**

3 1 2

 Distance **0.55km**

74 Robjant Street Hampton Park VIC 3976

Sold Price

\$500,000

 Sold Date **10-Nov-20**

3 2 1

 Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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