

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 1/37 Willow Drive, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$530,000

&

\$580,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Hampton Park (3976)

Period - From

01/07/2021

to

30/06/2022

Source

www.pricefinder.com.au

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 |
|--|-----------|--------------|
| 27/4 PAYDON WAY, HAMPTON PARK VIC 3976 | \$545,000 | 03/11/2022 |
| 50A BECKINGTON CRESCENT, HAMPTON PARK VIC 3976 | \$570,000 | 27/05/2022 |
| 3/73 SOMERVILLE ROAD, HAMPTON PARK VIC 3976 | \$575,000 | 08/07/2022 |

This Statement of Information was prepared on: 19/07/2022