

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 Ivan Crescent 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/39 General Joshua Drive Hampton Park VIC 3976	\$375,000	17-Nov-20
20/22 Somerville Road Hampton Park VIC 3976	\$375,000	07-Dec-20
3/4-6 Camdale Close Hampton Park VIC 3976	\$380,000	18-Jun-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: 27 January 2021

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**2/39 General Joshua Drive
Hampton Park VIC 3976**

 2  1  1

Sold Price **\$375,000** Sold Date **17-Nov-20**

Distance **0.22km**



**20/22 Somerville Road Hampton
Park VIC 3976**

 2  1  1

Sold Price ^{RS} **\$375,000** Sold Date **07-Dec-20**

Distance **1.32km**



**3/4-6 Camdale Close Hampton Park
VIC 3976**

 2  1  1

Sold Price **\$380,000** Sold Date **18-Jun-20**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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