

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

1/2 TATTERSON 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/52 IVAN CRESCENT HAMPTON PARK VIC 3976	\$525,500	09-Jun-24
2/105 CAIRNS ROAD HAMPTON PARK VIC 3976	\$525,000	17-Apr-24
4/21-23 ALMA ROAD HAMPTON PARK VIC 3976	\$535,000	07-May-24

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: 01 October 2024



**1/52 IVAN CRESCENT HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price **\$525,500** Sold Date **09-Jun-24**

Distance **0.48km**



**2/105 CAIRNS ROAD HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price **\$525,000** Sold Date **17-Apr-24**

Distance **0.97km**



**4/21-23 ALMA ROAD HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price **\$535,000** Sold Date **07-May-24**

Distance **1.01km**



**2/30 SIMON COURT HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price ^{RS} **\$515,500** Sold Date **10-Aug-24**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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