

## 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

110 SOMERVILLE ROAD HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hampton Park

Period-from

01 May 2021

to

30 Apr 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 9 VIEW STREET HAMPTON PARK VIC 3976  | \$650,000 | 18-Mar-22 |
| 19 WREN STREET HAMPTON PARK VIC 3976 | \$610,000 | 15-Jan-22 |
| 29 ORA STREET HAMPTON PARK VIC 3976  | \$630,000 | 08-Dec-21 |

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: 02 May 2022



**9 VIEW STREET HAMPTON PARK  
VIC 3976**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**18-Mar-22**



3



1



2

Distance

**0.2km**



**19 WREN STREET HAMPTON PARK  
VIC 3976**

Sold Price

**\$610,000**

Sold Date

**15-Jan-22**



3



1



1

Distance

**0.26km**



**29 ORA STREET HAMPTON PARK  
VIC 3976**

Sold Price

**\$630,000**

Sold Date

**08-Dec-21**



3



1



1

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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