

## 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

8/284 Pound 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

or range  
between

\$490,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 May 2020

to

30 Apr 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

5/284 Pound Road Hampton Park VIC 3976	\$500,000	28-Nov-20
9/284 Pound Road Hampton Park VIC 3976	\$502,000	02-Feb-21
7/32 Central Road Hampton Park VIC 3976	\$567,900	21-Jan-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: 24 May 2021



**5/284 Pound Road Hampton Park  
VIC 3976**

 3  2  2

Sold Price

**\$500,000**

Sold Date **28-Nov-20**

Distance **0.02km**



**9/284 Pound Road Hampton Park  
VIC 3976**

 3  2  2

Sold Price

**\$502,000**

Sold Date **02-Feb-21**

Distance **0.02km**



**7/32 Central Road Hampton Park  
VIC 3976**

 3  2  2

Sold Price

**\$567,900**

Sold Date **21-Jan-21**

Distance **1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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