

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

1/5 TARELLA 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

\$598,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2023

to

31 Jan 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

2/17 LINMAC DRIVE HAMPTON PARK VIC 3976	\$560,000	03-Feb-24
22/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$585,000	01-Feb-24
2/43 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$610,000	26-Jan-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: 20 February 2024



2/17 LINMAC DRIVE HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS}

\$560,000

Sold Date

03-Feb-24

Distance

2.21km



22/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS}

\$585,000

Sold Date

01-Feb-24

Distance

1.82km



2/43 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS}

\$610,000

Sold Date

26-Jan-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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