

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

5 Mosig Court 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2020

to

31 Jul 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

9 Bateman Grove Hampton Park VIC 3976	\$685,000	15-May-21
71 Strabane Way Hampton Park VIC 3976	\$660,000	03-May-21
6 The Glade Hampton Park VIC 3976	\$695,000	07-Aug-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: 29 August 2021



9 Bateman Grove Hampton Park VIC 3976

4 3 2

Sold Price **\$685,000** Sold Date **15-May-21**

Distance **0.59km**



71 Strabane Way Hampton Park VIC 3976

4 2 2

Sold Price **\$660,000** Sold Date **03-May-21**

Distance **0.63km**



6 The Glade Hampton Park VIC 3976

4 2 2

Sold Price ^{RS} **\$695,000** Sold Date **07-Aug-21**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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