

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

11/30 Central Road 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Mar 2020

to

28 Feb 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

1/19 Keller Court Hampton Park VIC 3976	\$590,000	28-Sep-20
2/19 Keller Court Hampton Park VIC 3976	\$540,000	17-Oct-20
4/72 Lynbrook Boulevard Lynbrook VIC 3975	\$556,963	10-Nov-20

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: 25 March 2021



1/19 Keller Court Hampton Park VIC 3976 Sold Price **\$590,000** Sold Date **28-Sep-20**

 4  2  2

Distance **0.47km**



2/19 Keller Court Hampton Park VIC 3976 Sold Price **\$540,000** Sold Date **17-Oct-20**

 3  2  2

Distance **0.48km**



4/72 Lynbrook Boulevard Lynbrook VIC 3975 Sold Price **\$556,963** Sold Date **10-Nov-20**

 3  2  2

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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