

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

7 Vanessa Drive 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2020

to

30 Sep 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

6 Pound Road Hampton Park VIC 3976	\$620,000	29-Jun-21
24 View Street Hampton Park VIC 3976	\$630,000	09-Aug-21
9 Hazeldean Court Hampton Park VIC 3976	\$607,000	09-Oct-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: 15 October 2021

Dilan Niroshan
 P 03 9702 7222
 M 0412128007
 E dilan.niroshan@pioneerrealestate.com.au

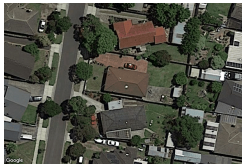


6 Pound Road Hampton Park VIC 3976

3 1 2

Sold Price **\$620,000** Sold Date **29-Jun-21**

Distance **0.29km**



24 View Street Hampton Park VIC 3976

3 1 -

Sold Price **\$630,000** Sold Date **09-Aug-21**

Distance **0.75km**



9 Hazeldean Court Hampton Park VIC 3976

3 1 2

Sold Price ^{RS} **\$607,000** Sold Date **09-Oct-21**

Distance **0.86km**

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

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