

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	83 Pound Road Hampton Park, 3976
---	----------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$600,000 & \$660,000
---------------	-----------------------

Median sale price

Median price	\$662,000	Property Type	HOUSE	Suburb	HAMPTON PARK
Period - From	01-Mar-2022	to	28-Feb-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	54 POUND ROAD HAMPTON PARK VIC 3976	\$750,000	06-Jan-2023
2	8 POLLINA CLOSE HAMPTON PARK VIC 3976	\$765,000	25-Jan-2023
3	3 HALLAM ROAD HAMPTON PARK VIC 3976	\$665,000	07-Mar-2023

This statement of information was prepared on 14-Apr-2023 at 1:27:11 PM EST