

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

1/39 Somerville 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Dec 2019

to

30 Nov 2020

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 Bride Avenue Hampton Park VIC 3976	\$525,000	10-Jun-20
1/19 Stuart Avenue Hampton Park VIC 3976	\$445,000	20-Oct-20
9/51 The Glade Hampton Park VIC 3976	\$490,000	06-Oct-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: 14 December 2020



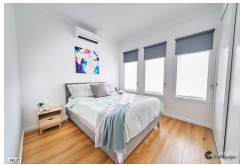
OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



1/19 Bride Avenue Hampton Park VIC 3976

3 2 1

Sold Price

\$525,000

Sold Date

10-Jun-20

Distance

0.42km



1/19 Stuart Avenue Hampton Park VIC 3976

3 1 1

Sold Price

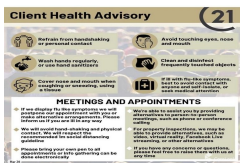
\$445,000

Sold Date

20-Oct-20

Distance

1.01km



9/51 The Glade Hampton Park VIC 3976

3 2 2

Sold Price

\$490,000

Sold Date

06-Oct-20

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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