

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 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2023

to

31 Aug 2024

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

5 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$635,000	03-Apr-24
11 LORRAINE COURT HAMPTON PARK VIC 3976	\$640,000	24-Apr-24
116 CAIRNS ROAD HAMPTON PARK VIC 3976	\$610,000	19-Jun-24

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: 05 August 2024



**5 SOMERVILLE ROAD HAMPTON
PARK VIC 3976**

3 1 1

Sold Price

\$635,000

Sold Date

03-Apr-24

Distance

0.03km



**11 LORRAINE COURT HAMPTON
PARK VIC 3976**

3 1 2

Sold Price

\$640,000

Sold Date

24-Apr-24

Distance

0.89km



**116 CAIRNS ROAD HAMPTON PARK
VIC 3976**

3 1 2

Sold Price

\$610,000

Sold Date

19-Jun-24

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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