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	1/31 Bride Avenue 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	$450,000	~~or range between~~		&	

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
2/62 Millswyn Avenue Hampton Park VIC 3976	$430,000	01-Dec-20
1/117 Oaktree Drive Hampton Park VIC 3976	$445,000	15-Jun-20
1/19 Stuart Avenue Hampton Park VIC 3976	$445,000	20-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: 09 December 2020

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2/62 Millswyn Avenue Hampton Park VIC 3976

3 2 2

Sold Price RS $430,000 Sold Date 01-Dec-20

Distance 0.48km

1/117 Oaktree Drive Hampton Park VIC 3976

3 1 1

Sold Price $445,000 Sold Date 15-Jun-20

Distance 0.67km

1/19 Stuart Avenue Hampton Park VIC 3976

3 1 1

Sold Price Sold Date 20-Oct-20

Distance 0.85km

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

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