

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

6/22 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

\$438,000

&

\$468,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

7/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$460,000	15-Jul-22
22/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$428,000	19-Oct-22
17/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$420,000	03-Aug-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: 12 November 2022



**7/22 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

15-Jul-22

Distance

0.01km



**22/22 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 2

Sold Price

^{RS} **\$428,000**

Sold Date

19-Oct-22

Distance

0.06km



**17/22 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 2

Sold Price

\$420,000

Sold Date

03-Aug-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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