

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

3/43 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jan 2024

to

31 Dec 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

2/117 OAKTREE DRIVE HAMPTON PARK VIC 3976	\$655,000	02-Oct-24
4/2 ASHFORD CLOSE HAMPTON PARK VIC 3976	\$664,000	01-Aug-24
2/50 IVAN CRESCENT HAMPTON PARK VIC 3976	\$590,500	24-Nov-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: 24 January 2025

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**2/117 OAKTREE DRIVE HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price

^{RS}

\$655,000

Sold Date

02-Oct-24

Distance

0.72km



**4/2 ASHFORD CLOSE HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price

\$664,000

Sold Date

01-Aug-24

Distance

0.81km



**2/50 IVAN CRESCENT HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price

^{RS}

\$590,500

^{UN}

Sold Date

24-Nov-24

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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