

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

1/44 Robjant Street 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 May 2020

to

30 Apr 2021

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

2/36 Robjant Street Hampton Park VIC 3976	\$429,000	15-Jan-21
3/43 Ivan Crescent Hampton Park VIC 3976	\$415,000	29-Jan-21
1/2 Ivan Crescent Hampton Park VIC 3976	\$426,000	09-Mar-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: 05 May 2021



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**2/36 Robjant Street Hampton Park
VIC 3976**

2 1 1

Sold Price

\$429,000

Sold Date

15-Jan-21

Distance

0.06km



**3/43 Ivan Crescent Hampton Park
VIC 3976**

2 1 2

Sold Price

\$415,000

Sold Date

29-Jan-21

Distance

1.46km



**1/2 Ivan Crescent Hampton Park
VIC 3976**

2 1 1

Sold Price

^{RS} **\$426,000**

Sold Date

09-Mar-21

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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