

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

2 Oakman Way 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2020

to

28 Feb 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

5 Mahogany Close Hampton Park VIC 3976	\$573,500	28-Nov-20
9 Sevilla Place Hampton Park VIC 3976	\$600,000	21-Jan-21
19 Redwood Avenue Hampton Park VIC 3976	\$550,000	15-Feb-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: 19 March 2021



5 Mahogany Close Hampton Park VIC 3976

3 2 2

Sold Price

\$573,500

Sold Date **28-Nov-20**

Distance **0.28km**


9 Sevilla Place Hampton Park VIC 3976

3 2 2

Sold Price

\$600,000

Sold Date **21-Jan-21**

Distance **0.59km**


19 Redwood Avenue Hampton Park VIC 3976

3 2 2

Sold Price

^{RS} **\$550,000**

Sold Date **15-Feb-21**

Distance **0.66km**
RS = Recent sale

UN = Undisclosed Sale

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