

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

2/77 OAKTREE DRIVE 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Mar 2023

to

29 Feb 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

2/44 VERONA DRIVE HAMPTON PARK VIC 3976	\$543,000	17-Jan-24
3A KOORYONG CLOSE HAMPTON PARK VIC 3976	\$530,000	30-Oct-23
8 PISTACHIO CLOSE HAMPTON PARK VIC 3976	\$515,000	11-Jan-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: 12 March 2024


**2/44 VERONA DRIVE HAMPTON
PARK VIC 3976**
 2  1  -

Sold Price

\$543,000

Sold Date

17-Jan-24

Distance

0.27km

**3A KOORYONG CLOSE HAMPTON
PARK VIC 3976**
 2  1  1

Sold Price

\$530,000

Sold Date

30-Oct-23

Distance

1.6km

**8 PISTACHIO CLOSE HAMPTON
PARK VIC 3976**
 2  1  -

Sold Price

\$515,000

Sold Date

11-Jan-24

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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