

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

5/66 HALLAM 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,750

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/66 HALLAM ROAD HAMPTON PARK VIC 3976	\$580,000	09-Aug-22
13A IVAN CRESCENT HAMPTON PARK VIC 3976	\$560,000	17-May-23
2/16 BRIDE AVENUE HAMPTON PARK VIC 3976	\$555,000	17-Jul-23

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: 18 September 2023



**4/66 HALLAM ROAD HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price **\$580,000** Sold Date **09-Aug-22**

Distance **0.01km**

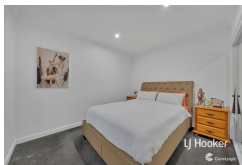


**13A IVAN CRESCENT HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price **\$560,000** Sold Date **17-May-23**

Distance **0.47km**



**2/16 BRIDE AVENUE HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price ^{RS} **\$555,000** Sold Date **17-Jul-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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