

## 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

2/3 POLLINA CLOSE HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jul 2023

to

30 Jun 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

|                                          |           |            |
|------------------------------------------|-----------|------------|
| 31 WREN STREET HAMPTON PARK VIC 3976     | \$675,000 | 09-May-24  |
| 2/4 ANDREW STREET HAMPTON PARK VIC 3976  | \$660,000 | 25-Jun-24  |
| 18 ABERFORTH PLACE HAMPTON PARK VIC 3976 | \$679,000 | 10-July-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.~~

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**31 WREN STREET HAMPTON PARK  
VIC 3976**

Sold Price

<sup>RS</sup> **\$675,000** Sold Date **09-May-24**

3 2 2

Distance **1.06km**



**2/4 ANDREW STREET HAMPTON  
PARK VIC 3976**

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **25-Jun-24**

3 2 2

Distance **1.46km**



**18 ABERFORTH PLACE HAMPTON  
PARK VIC 3976**

Sold Price

**\$679,000** Sold Date **10-July-2024**

3 2 2

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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