

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

7 THE GLADE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2021

to

31 Jul 2022

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

61 ORMOND ROAD HAMPTON PARK VIC 3976	\$555,000	26-Apr-22
5 ECLIPSE COURT HAMPTON PARK VIC 3976	\$585,000	21-Feb-22

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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**61 ORMOND ROAD HAMPTON
PARK VIC 3976**

3 1 1

Sold Price **\$555,000** Sold Date **26-Apr-22**

Distance **1.42km**



**5 ECLIPSE COURT HAMPTON PARK
VIC 3976**

3 1 1

Sold Price **\$585,000** Sold Date **21-Feb-22**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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