

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

3A Janet Court 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2020

to

31 Aug 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

7 King David Court Hampton Park VIC 3976	\$530,000	18-Apr-21
3/290B Pound Road Hampton Park VIC 3976	\$540,000	16-Mar-21
8/284 Pound Road Hampton Park VIC 3976	\$520,000	17-Jun-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: 29 September 2021



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**7 King David Court Hampton Park
VIC 3976**

3 1 1

Sold Price

\$530,000

Sold Date

18-Apr-21

Distance

1.06km



**3/290B Pound Road Hampton Park
VIC 3976**

3 2 2

Sold Price

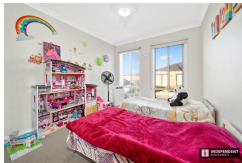
\$540,000

Sold Date

16-Mar-21

Distance

1.24km



**8/284 Pound Road Hampton Park
VIC 3976**

3 2 2

Sold Price

\$520,000

Sold Date

17-Jun-21

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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