

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

22 THE RETREAT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,250

Property type

Land

Suburb

Hampton Park

Period-from

01 Jul 2021

to

30 Jun 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

6 DONEGAL WAY HAMPTON PARK VIC 3976	\$700,000	23-Jun-22
14 KYLIE COURT HAMPTON PARK VIC 3976	\$688,000	24-May-22
3 BELVEDERE COURT HAMPTON PARK VIC 3976	\$652,500	03-Apr-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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Dilan Niroshan
P 03 9702 7222
M 0412128007
E dilan.niroshan@pioneerrealestate.com.au



6 DONEGAL WAY HAMPTON PARK VIC 3976 Sold Price ^{RS} **\$700,000** Sold Date **23-Jun-22**

3 2 2

Distance **0.63km**



14 KYLIE COURT HAMPTON PARK VIC 3976 Sold Price **\$688,000** Sold Date **24-May-22**

3 2 2

Distance **1.1km**



3 BELVEDERE COURT HAMPTON PARK VIC 3976 Sold Price **\$652,500** Sold Date **03-Apr-22**

3 2 2

Distance **1.39km**

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

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