# 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

32 Lauren Drive Hampton Park VIC 3976

### Indicative selling price

Median

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

Single Price	or range between	\$490,000	&	\$520,000	
n sale price					

#### (\*Delete house or unit as applicable)

Median Price	\$548,745	Prop	erty type		House	Suburb	Hampton Park
Period-from	01 Apr 2020	to	31 Mar 2	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	
82 Strong Drive Hampton Park VIC 3976	\$495,000	21-Dec-20	
26 Benambra Way Hampton Park VIC 3976	\$545,000	11-Mar-21	
8 Catherine Edey Place Hampton Park VIC 3976	\$510,000	01-Mar-21	

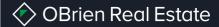
OR

**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: 19 April 2021



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82 Stro 3976	ong Drive	e Hampton Park VIC	Sold Price	\$495,000	Sold Date	21-Dec-20
<b>a</b> 3	1	⇔ 2			Distance	0.46km



	26 Benambra Way Hampton Park VIC 3976	Sold Price	<sup>RS</sup> <b>\$545,000</b> Sold Date	11-Mar-21
12	🚍 3 🕒 1 👝 2		Distance	0.89km



8 Catherine Edey Place Hampton Park VIC 3976			Sold Price	\$510,000	Sold Date	01-Mar-21
่ 📇 3	2	ç <sub>⊋</sub> 2			Distance	0.9km

#### RS = Recent sale UN = Undisclosed Sale

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