

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

22/22 SOMERVILLE ROAD 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

\$438,000

&

\$478,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2021

to

31 Aug 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

7/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$460,000	15-Jul-22
29/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$500,000	29-Aug-22
3/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$507,000	04-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.~~

This Statement of Information was prepared on: 01 September 2022



**7/22 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

15-Jul-22

Distance

0.07km



**29/132 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 2

Sold Price

^{RS} **\$500,000**

Sold Date

29-Aug-22

Distance

0.95km



**3/22 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

3 1 1

Sold Price

\$507,000

Sold Date

04-Apr-22

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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