

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

2/2 Village Drive 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Nov 2019

to

31 Oct 2020

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

22/132 Somerville Road Hampton Park VIC 3976	\$408,000	16-Oct-20
2/19 Kylie Court Hampton Park VIC 3976	\$420,000	21-Sep-20
6 Chester Drive Hampton Park VIC 3976	\$401,000	19-Oct-20

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: 28 November 2020

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22/132 Somerville Road Hampton Park VIC 3976

Sold Price

^{RS} **\$408,000**

Sold Date

16-Oct-20

2 1 1

Distance

0.59km



2/19 Kylie Court Hampton Park VIC 3976

Sold Price

\$420,000

Sold Date

21-Sep-20

2 2 1

Distance

1.08km



6 Chester Drive Hampton Park VIC 3976

Sold Price

^{RS} **\$401,000**

Sold Date

19-Oct-20

2 1 2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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