

# 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

6/105 Shrives Road Hampton Park VIC 3976

### Indicative selling price

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

Single Price

\$669,000

### Median sale price

Median price

\$562,000

Property type

Unit

Suburb

Hampton Park

Period - From

01/10/2022

to

31/12/2022

Source

REIV

### 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 six 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
1. 2/19 Bride Avenue Hampton Park VIC 3976	\$612,000	04/10/2022
2. 21/365 Pound Road Hampton Park VIC 3976	\$630,000	21/09/2022
3. 1/27 Somerville Road Hampton Park VIC 3976	\$640,000	09/09/2022

This Statement of Information was prepared on:

28/02/2023