

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

2/5 Tarella Street 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2019

to

31 Jan 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

4/280 Pound Road Hampton Park VIC 3976	\$512,500	27-Dec-19
31 Beckington Crescent Hampton Park VIC 3976	\$490,000	20-Dec-19
2/77 Springfield Crescent Hampton Park VIC 3976	\$477,000	04-Nov-19

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: 13 February 2020



4/280 Pound Road Hampton Park VIC 3976

 4  3  2

Sold Price

^{RS} **\$512,500** Sold Date **27-Dec-19**

Distance **0.23km**



31 Beckington Crescent Hampton Park VIC 3976

 3  2  1

Sold Price

^{RS} **\$490,000** ^{UN} Sold Date **20-Dec-19**

Distance **1.29km**



2/77 Springfield Crescent Hampton Park VIC 3976

 3  2  1

Sold Price

\$477,000 Sold Date **04-Nov-19**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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