

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

3/58 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Nov 2020

to

31 Oct 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

1/149 Cairns Road Hampton Park VIC 3976	\$555,000	04-Nov-21
4A Chester Drive Hampton Park VIC 3976	\$595,000	18-Jul-21
3A Janet Court Hampton Park VIC 3976	\$555,000	11-Oct-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: 10 November 2021

Casey Estate Agents

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**1/149 Cairns Road Hampton Park
VIC 3976**
 3  2  2

Sold Price

RS

\$555,000

Sold Date

04-Nov-21

Distance

0.8km

**4A Chester Drive Hampton Park
VIC 3976**
 3  2  2

Sold Price

\$595,000

Sold Date

18-Jul-21

Distance

0.98km

**3A Janet Court Hampton Park VIC
3976**
 3  2  2

Sold Price

RS

\$555,000

Sold Date

11-Oct-21

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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