

## 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

1/43 SOMERVILLE ROAD HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 22/22 SOMERVILLE ROAD HAMPTON PARK VIC 3976 | \$585,000 | 17-Jan-24 |
| 2/117 OAKTREE DRIVE HAMPTON PARK VIC 3976   | \$655,000 | 02-Oct-24 |
| 12/66 HALLAM ROAD HAMPTON PARK VIC 3976     | \$635,000 | 06-Apr-24 |

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: 15 November 2024

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

3 2 2

Sold Price **\$585,000** Sold Date **17-Jan-24**

Distance **0.21km**



**2/117 OAKTREE DRIVE HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price <sup>RS</sup> **\$655,000** Sold Date **02-Oct-24**

Distance **0.75km**



**12/66 HALLAM ROAD HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price **\$635,000** Sold Date **06-Apr-24**

Distance **1.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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