

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Breydon Place Hampton Park, 3976
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$610,000 & \$650,000
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### Median sale price

Median price	\$700,000	Property Type	HOUSE	Suburb	HAMPTON PARK
Period - From	20-Apr-2022	to	19-Apr-2023	Source	REA

### Comparable property sales

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	8 Belalie Close, Hampton Park, Vic 3976	\$658,000	14-Mar-2023
2	1 Catherine Edey Place, Hampton Park, Vic 3976	\$630,000	01-Feb-2023
3	6 Emerald Court, Hampton Park, Vic 3976	\$655,000	11-Mar-2023

This statement of information was prepared on 01-Jun-2023 at 1:10:48 PM EST