

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

25/132 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jan 2024

to

31 Dec 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

1/12 GENERAL JOSHUA DRIVE HAMPTON PARK VIC 3976	\$523,000	15-Nov-24
30/4 PAYDON WAY HAMPTON PARK VIC 3976	\$580,000	18-Nov-24
27 SARAH PLACE HAMPTON PARK VIC 3976	\$547,000	16-Aug-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: 09 January 2025



1/12 GENERAL JOSHUA DRIVE HAMPTON PARK VIC 3976

 3  1  1

Sold Price

\$523,000

Sold Date

15-Nov-24

Distance

0.5km



30/4 PAYDON WAY HAMPTON PARK VIC 3976

 3  1  1

Sold Price

\$580,000

Sold Date

18-Nov-24

Distance

1.51km



27 SARAH PLACE HAMPTON PARK VIC 3976

 3  2  -

Sold Price

\$547,000

Sold Date

16-Aug-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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