

## 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

1/52 IVAN CRESCENT HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 May 2023

to

30 Apr 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

4/21-23 ALMA ROAD HAMPTON PARK VIC 3976	\$535,000	07-May-24
1/151 CAIRNS ROAD HAMPTON PARK VIC 3976	\$510,000	12-Mar-24
1/29 WILLOW DRIVE HAMPTON PARK VIC 3976	\$530,000	01-May-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: 30 May 2024



OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



4/21-23 ALMA ROAD HAMPTON  
PARK VIC 3976

2 1 1

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date **07-May-24**

Distance **1.24km**



1/151 CAIRNS ROAD HAMPTON  
PARK VIC 3976

2 1 1

Sold Price

**\$510,000**

Sold Date **12-Mar-24**

Distance **1.05km**



1/29 WILLOW DRIVE HAMPTON  
PARK VIC 3976

2 1 1

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date **01-May-24**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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