

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

13/280 POUND 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

\$515,250

Property type

Unit

Suburb

Hampton Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/152 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$512,500	03-Jul-23
5/2 ASHFORD CLOSE HAMPTON PARK VIC 3976	\$525,000	16-Mar-23
2/16 BRIDE AVENUE HAMPTON PARK VIC 3976	\$555,000	17-Jul-23

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: 18 August 2023



**2/152 SOMERVILLE ROAD
HAMPTON PARK VIC 3976**

2 1 1

Sold Price ^{RS} **\$512,500** Sold Date **03-Jul-23**

Distance **1.05km**

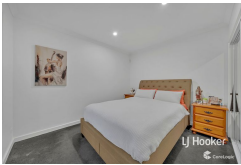


**5/2 ASHFORD CLOSE HAMPTON
PARK VIC 3976**

2 1 1

Sold Price **\$525,000** Sold Date **16-Mar-23**

Distance **1.89km**



**2/16 BRIDE AVENUE HAMPTON
PARK VIC 3976**

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **17-Jul-23**

Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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