

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|-----------------------------------|
| Address Including suburb and postcode | 2 Nihila Court Hampton Park, 3976 |
|---|-----------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

| | |
|---------------|-----------------------|
| Range between | \$590,000 & \$640,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|--------------|---------------|-------------|--------|-------------------|
| Median price | NOT PROVIDED | Property Type | HOUSE | Suburb | HAMPTON PARK |
| Period - From | 01-May-2023 | to | 30-Apr-2024 | Source | CORELOGIC RP DATA |

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 | 1/40 KIRKWOOD CRESCENT HAMPTON PARK VIC 3976 | \$640,000 | 22-Feb-2024 |
| 2 | 5 LIBBY COURT HAMPTON PARK VIC 3976 | \$625,000 | 27-Jan-2024 |
| 3 | 27 VISION DRIVE HAMPTON PARK VIC 3976 | \$590,000 | 18-Dec-2023 |

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