

## 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

27/132 SOMERVILLE ROAD 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

\$438,000

&

\$478,000

### 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

4/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$456,000	28-Mar-23
8/21-23 ALMA ROAD HAMPTON PARK VIC 3976	\$473,000	08-Mar-23
2/69 WARANA DRIVE HAMPTON PARK VIC 3976	\$445,000	21-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: 14 August 2023



**4/132 SOMERVILLE ROAD  
 HAMPTON PARK VIC 3976**

3 1 1

Sold Price **\$456,000** Sold Date **28-Mar-23**

Distance **0.05km**



**8/21-23 ALMA ROAD HAMPTON  
 PARK VIC 3976**

2 1 1

Sold Price **\$473,000** Sold Date **08-Mar-23**

Distance **0.74km**



**2/69 WARANA DRIVE HAMPTON  
 PARK VIC 3976**

2 1 1

Sold Price <sup>RS</sup> **\$445,000** Sold Date **21-Jul-23**

Distance **1.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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