

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

37 ALMA 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

\$539,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Hampton Park

Period-from

01 Sep 2022

to

31 Aug 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

17 THE EYRIE HAMPTON PARK VIC 3976	\$560,000	28-Jun-23
15 BERRIDALE COURT HAMPTON PARK VIC 3976	\$560,000	27-Jun-23
12 BRANTON DRIVE HAMPTON PARK VIC 3976	\$580,000	26-Jun-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: 07 September 2023



17 THE EYRIE HAMPTON PARK VIC 3976

2 2 2

Sold Price

\$560,000

Sold Date

28-Jun-23

Distance

1.49km



15 BERRIDALE COURT HAMPTON PARK VIC 3976

3 1 2

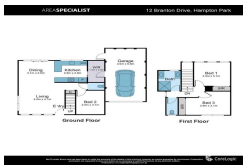
Sold Price

Sold Date

27-Jun-23

Distance

1.28km



12 BRANTON DRIVE HAMPTON PARK VIC 3976

3 1 2

Sold Price

^{RS} **\$580,000**

Sold Date

26-Jun-23

Distance

1.35km



9 MOLLISONS HILL HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$555,000

Sold Date

08-Jun-23

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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