

## 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

6 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,676

Property type

House

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

6 YASMIN COURT HAMPTON PARK VIC 3976	\$641,100	30-Apr-24
9 TYALLA COURT HAMPTON PARK VIC 3976	\$607,000	25-Jan-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: 23 May 2024

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**6 YASMIN COURT HAMPTON PARK** Sold Price  
**VIC 3976**

4 1 2

<sup>RS</sup> **\$641,100** Sold Date **30-Apr-24**

Distance **1.81km**



**9 TYALLA COURT HAMPTON PARK** Sold Price  
**VIC 3976**

3 1 1

**\$607,000** Sold Date **25-Jan-24**

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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