

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

7 HORIZON BOULEVARD 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,750

Property type

Unit

Suburb

Hampton Park

Period-from

01 Oct 2022

to

30 Sep 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

20/365 POUND ROAD HAMPTON PARK VIC 3976	\$585,000	20-Apr-22
2/45 WILLOW DRIVE HAMPTON PARK VIC 3976	\$600,000	14-Feb-23
2/6 JUSTIN CIRCUIT HAMPTON PARK VIC 3976	\$605,000	01-Jun-22

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: 17 October 2023



**20/365 POUND ROAD HAMPTON
 PARK VIC 3976**

3 2 2

Sold Price **\$585,000** Sold Date **20-Apr-22**

Distance **2.07km**



**2/45 WILLOW DRIVE HAMPTON
 PARK VIC 3976**

3 2 2

Sold Price **\$600,000** Sold Date **14-Feb-23**

Distance **2.69km**



**2/6 JUSTIN CIRCUIT HAMPTON
 PARK VIC 3976**

3 2 2

Sold Price **\$605,000** Sold Date **01-Jun-22**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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