

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

2/24 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

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jun 2020

to

31 May 2021

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

2/36 Robjant Street Hampton Park VIC 3976	\$429,000	15-Jan-21
4/137 Cairns Road Hampton Park VIC 3976	\$395,000	24-Mar-21
1/37 Ivan Crescent Hampton Park VIC 3976	\$380,000	01-Feb-21

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: 28 June 2021

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**2/36 Robjant Street Hampton Park
VIC 3976**

2 1 1

Sold Price **\$429,000** Sold Date **15-Jan-21**

Distance **0.67km**



**4/137 Cairns Road Hampton Park
VIC 3976**

2 1 1

Sold Price **\$395,000** Sold Date **24-Mar-21**

Distance **1.01km**



**1/37 Ivan Crescent Hampton Park
VIC 3976**

2 1 1

Sold Price **\$380,000** Sold Date **01-Feb-21**

Distance **1.24km**

RS = Recent sale UN = Undisclosed Sale

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