

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

34/4 PAYDON WAY 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

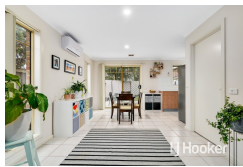
Date of sale

32/4 PAYDON WAY HAMPTON PARK VIC 3976	\$490,000	09-May-21
24/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976	\$507,000	06-Apr-22
24/4 PAYDON WAY HAMPTON PARK VIC 3976	\$550,000	14-Feb-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: 20 July 2022



32/4 PAYDON WAY HAMPTON PARK VIC 3976

 3  1  2

Sold Price **\$490,000** Sold Date **09-May-21**

Distance -



24/132 SOMERVILLE ROAD HAMPTON PARK VIC 3976

 3  1  2

Sold Price **\$507,000** Sold Date **06-Apr-22**

Distance **1.42km**



24/4 PAYDON WAY HAMPTON PARK VIC 3976

 3  1  2

Sold Price **\$550,000** Sold Date **14-Feb-22**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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