

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

23/365 POUND 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2023

to

31 Jan 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

2/280 POUND ROAD HAMPTON PARK VIC 3976	\$550,000	24-Oct-23
13/280 POUND ROAD HAMPTON PARK VIC 3976	\$528,000	24-Sep-23
8 PISTACHIO CLOSE HAMPTON PARK VIC 3976	\$515,000	09-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.~~

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**2/280 POUND ROAD HAMPTON
PARK VIC 3976**

2 2 1

Sold Price **\$550,000** Sold Date **24-Oct-23**

Distance **0.71km**



**13/280 POUND ROAD HAMPTON
PARK VIC 3976**

2 2 1

Sold Price **\$528,000** Sold Date **24-Sep-23**

Distance **0.72km**



**8 PISTACHIO CLOSE HAMPTON
PARK VIC 3976**

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **09-Jan-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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