

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

1/151 CAIRNS 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Mar 2023

to

29 Feb 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

2/151 CAIRNS ROAD HAMPTON PARK VIC 3976	\$460,000	12-Oct-23
6A LUKE COURT HAMPTON PARK VIC 3976	\$544,000	09-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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**2/151 CAIRNS ROAD HAMPTON
PARK VIC 3976**

2 1 1

Sold Price **\$460,000** Sold Date **12-Oct-23**

Distance **0km**



**6A LUKE COURT HAMPTON PARK
VIC 3976**

2 1 1

Sold Price **\$544,000** Sold Date **09-Sep-23**

Distance **0.32km**



**8 PISTACHIO CLOSE HAMPTON
PARK VIC 3976**

2 1 1

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

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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