

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

6 Sandhurst Mews 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,745

Property type

House

Suburb

Hampton Park

Period-from

01 Apr 2020

to

31 Mar 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

7 Greenhill Rise Hampton Park VIC 3976	\$590,000	29-Jan-21
21 Isaac Edey Place Hampton Park VIC 3976	\$595,000	12-Feb-21
48 James Wyman Place Hampton Park VIC 3976	\$565,000	07-May-20

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: 19 April 2021

**7 Greenhill Rise Hampton Park VIC 3976**

3 2 2

Sold Price

\$590,000

Sold Date

29-Jan-21

Distance

0.4km**21 Isaac Edey Place Hampton Park VIC 3976**

3 2 1

Sold Price

RS

\$595,000

Sold Date

12-Feb-21

Distance

0.58km**48 James Wyman Place Hampton Park VIC 3976**

4 2 2

Sold Price

\$565,000

Sold Date

07-May-20

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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