

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 Peppermint Court 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2020

to

28 Feb 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 Silvan Grove Hampton Park VIC 3976	\$510,000	24-Nov-20
12 Tatterson Street Hampton Park VIC 3976	\$520,000	03-Dec-20
14 View Street Hampton Park VIC 3976	\$560,000	06-Nov-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.~~

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7 Silvan Grove Hampton Park VIC 3976

Sold Price

\$510,000

Sold Date **24-Nov-20**

4 1 2

Distance **0.74km**



12 Tatterson Street Hampton Park VIC 3976

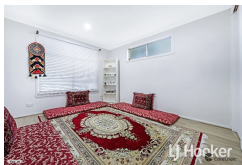
Sold Price

\$520,000

Sold Date **03-Dec-20**

4 2 2

Distance **1.08km**



14 View Street Hampton Park VIC 3976

Sold Price

\$560,000

Sold Date **06-Nov-20**

4 2 2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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