

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

28 MILLSWYN AVENUE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

62 SANDALWOOD DRIVE NARRE WARREN VIC 3805	\$830,000	08-Oct-23
3 AVOCA CLOSE HAMPTON PARK VIC 3976	\$660,000	14-Sep-22
12 MILLSWYN AVENUE HAMPTON PARK VIC 3976	\$695,000	26-Oct-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: 09 October 2023


62 SANDALWOOD DRIVE NARRE WARREN VIC 3805

Sold Price

^{RS}
\$830,000

Sold Date

08-Oct-23
 4
 2
 2

Distance

4.68km

3 AVOCA CLOSE HAMPTON PARK VIC 3976

Sold Price

\$660,000

Sold Date

14-Sep-22
 4
 1
 4

Distance

0.13km

12 MILLSWYN AVENUE HAMPTON PARK VIC 3976

Sold Price

\$695,000

Sold Date

26-Oct-22
 4
 2
 4

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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