

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

16/365 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

\$595,000

&

\$650,000

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 COLEY COURT HAMPTON PARK VIC 3976	\$615,000	29-Nov-23
5/66 HALLAM ROAD HAMPTON PARK VIC 3976	\$605,000	14-Oct-23
13 HARRIS STREET LYNBROOK VIC 3975	\$620,000	04-Nov-23

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 February 2024


**2 COLEY COURT HAMPTON PARK
VIC 3976**
 3  2  2

Sold Price

\$615,000

Sold Date

29-Nov-23

Distance

1.29km

**5/66 HALLAM ROAD HAMPTON
PARK VIC 3976**
 3  2  2

Sold Price

\$605,000

Sold Date

14-Oct-23

Distance

1.27km

**13 HARRIS STREET LYNBROOK VIC
3975**
 3  2  2

Sold Price

\$620,000

Sold Date

04-Nov-23

Distance

3.32km
RS = Recent sale

UN = Undisclosed Sale

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