

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

35/4 PAYDON WAY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,750

Property type

Unit

Suburb

Hampton Park

Period-from

01 Sep 2022

to

31 Aug 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

6 DARYL COURT HAMPTON PARK VIC 3976	\$510,000	06-Mar-23
1/302 PRINCES HIGHWAY NARRE WARREN VIC 3805	\$530,000	09-Oct-22
1/25 BRIDE AVENUE HAMPTON PARK VIC 3976	\$520,000	22-Jun-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: 18 September 2023



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6 DARYL COURT HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$510,000

Sold Date

06-Mar-23

Distance

1.45km



1/302 PRINCES HIGHWAY NARRE WARREN VIC 3805

3 1 2

Sold Price

\$530,000

Sold Date

09-Oct-22

Distance

2.31km



1/25 BRIDE AVENUE HAMPTON PARK VIC 3976

3 1 1

Sold Price

\$520,000

Sold Date

22-Jun-23

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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