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	3/2 VILLAGE DRIVE 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	$499,999	&	$549,998

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,750	Property type	Unit	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
2/16 BRIDE AVENUE HAMPTON PARK VIC 3976	$555,000	17-Jul-23
6A LUKE COURT HAMPTON PARK VIC 3976	$544,000	20-Sep-23
19A BRUNEL COURT HAMPTON PARK VIC 3976	$520,000	03-Oct-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: 11 October 2023

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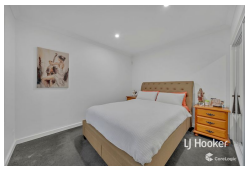

2/16 BRIDE AVENUE HAMPTON PARK VIC 3976

2 1 1

Sold Price RS $555,000 Sold Date 17-Jul-23

Distance 0.86km

6A LUKE COURT HAMPTON PARK VIC 3976

2 1 1

Sold Price RS $544,000 Sold Date 20-Sep-23

Distance 1.63km

19A BRUNEL COURT HAMPTON PARK VIC 3976

2 2 1

Sold Price RS $520,000 Sold Date 03-Oct-23

Distance 1.64km

RS = Recent sale **UN** = Undisclosed Sale

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