

## 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

2/76 Somerville Road Hampton Park VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2020

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 22/132 Somerville Road Hampton Park VIC 3976    | \$408,000 | 07-Oct-20 |
| 20/22 Somerville Road Hampton Park VIC 3976     | \$375,000 | 07-Dec-20 |
| 2/39 General Joshua Drive Hampton Park VIC 3976 | \$375,000 | 17-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.~~

This Statement of Information was prepared on: 19 February 2021

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**22/132 Somerville Road Hampton Park VIC 3976**

 2  
  1  
  1

Sold Price      **\$408,000**    Sold Date    **07-Oct-20**

Distance      **0.45km**



**20/22 Somerville Road Hampton Park VIC 3976**

 2  
  1  
  1

Sold Price      **\$375,000**    Sold Date    **07-Dec-20**

Distance      **0.51km**



**2/39 General Joshua Drive Hampton Park VIC 3976**

 2  
  1  
  1

Sold Price

Sold Date    **17-Nov-20**

Distance      **0.71km**

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

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