

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

2/44 VERONA 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,750

Property type

Unit

Suburb

Hampton Park

Period-from

01 Dec 2022

to

30 Nov 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 | 09-Sep-23 |
| 3A KOOYONG CLOSE HAMPTON PARK VIC 3976 | \$530,000 | 30-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: 06 December 2023



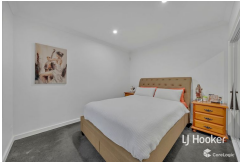
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2/16 BRIDE AVENUE HAMPTON PARK VIC 3976

2 1 1

Sold Price

\$555,000

Sold Date

17-Jul-23

Distance

0.67km



6A LUKE COURT HAMPTON PARK VIC 3976

2 1 1

Sold Price

\$544,000

Sold Date

09-Sep-23

Distance

1.81km



3A KOOYONG CLOSE HAMPTON PARK VIC 3976

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

30-Oct-23

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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