

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 CATHERINE EDEY PLACE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2022

to

30 Jun 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

1 CATHERINE EDEY PLACE HAMPTON PARK VIC 3976	\$630,000	17-Jan-23
10 HEATHER COURT HAMPTON PARK VIC 3976	\$620,000	08-Feb-23
5 CUMBERLAND CHASE HAMPTON PARK VIC 3976	\$650,000	17-Jan-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: 03 July 2023



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**1 CATHERINE EDEY PLACE
HAMPTON PARK VIC 3976**

3 2 2

Sold Price **\$630,000** Sold Date **17-Jan-23**

Distance **0.02km**



**10 HEATHER COURT HAMPTON
PARK VIC 3976**

3 2 1

Sold Price **\$620,000** Sold Date **08-Feb-23**

Distance **0.29km**



**5 CUMBERLAND CHASE HAMPTON
PARK VIC 3976**

3 2 2

Sold Price **\$650,000** Sold Date **17-Jan-23**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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