## 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	15 Sapphire Drive, Hampton Park Vic 3976
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,00	0 &	\$700,000
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### Median sale price

Median price	\$687,500	Pro	perty Type	House		Suburb	Hampton Park
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	124 Fordholm Rd HAMPTON PARK 3976	\$700,105	01/11/2024
2	4 Edsall CI HAMPTON PARK 3976	\$690,000	01/11/2024
3	3 Naja Cr HAMPTON PARK 3976	\$730,000	14/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 13:12









Property Type: House (Previously Occupied - Detached) Land Size: 336 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$670,000 - \$700,000 **Median House Price** December quarter 2024: \$687,500

# Comparable Properties



124 Fordholm Rd HAMPTON PARK 3976 (REI/VG)

**Agent Comments** 

Price: \$700,105 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 655 sqm approx

4 Edsall CI HAMPTON PARK 3976 (REI/VG)





Agent Comments

Price: \$690,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 716 sqm approx



3 Naja Cr HAMPTON PARK 3976 (REI/VG)



**Agent Comments** 

Price: \$730,000 Method: Private Sale Date: 14/10/2024 Property Type: House Land Size: 452 sqm approx

Account - Barry Plant | P: 03 9803 0400





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