

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

15 Sapphire Drive, Hampton Park Vic 3976

Indicative selling price

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

Range between

\$670,000

&

\$700,000

Median sale price

Median price

\$687,500

Property 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	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 comparable properties 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 Ct 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

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