

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 7 Cotham Square, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$675,000

&

\$739,000

Median sale price

Median price

\$665,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/04/2024

to

30/09/2024

Source

pricefinder

Comparable property sales

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
114 FORDHOLM ROAD, HAMPTON PARK VIC 3976	\$721,105	24/07/2024
51 MEREDITH CRESCENT, HAMPTON PARK VIC 3976	\$700,000	06/05/2024
9 WILLIS CLOSE, HAMPTON PARK VIC 3976	\$735,000	19/08/2024

This Statement of Information was prepared on: 07/10/2024