

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

1 Victor Court 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$311,150

Property type

Land

Suburb

Hampton Park

Period-from

01 Jul 2020

to

30 Jun 2021

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

| | | |
|---|-----------|-----------|
| 19 Beth Court Hampton Park VIC 3976 | \$700,000 | 05-Mar-21 |
| 7 Patricia Court Hampton Park VIC 3976 | \$700,000 | 31-Jan-21 |
| 28 Leopold Crescent Hampton Park VIC 3976 | \$700,000 | 28-Jan-21 |

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: 09 July 2021



19 Beth Court Hampton Park VIC 3976

 4
  2
  2

Sold Price

\$700,000

Sold Date

05-Mar-21

Distance

0.26km



7 Patricia Court Hampton Park VIC 3976

 4
  2
  2

Sold Price

Sold Date

31-Jan-21

Distance

1.07km



28 Leopold Crescent Hampton Park VIC 3976

 4
  2
  2

Sold Price

Sold Date

28-Jan-21

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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