

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 Craigie 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2020

to

31 Oct 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

7 Beth Court Hampton Park VIC 3976	\$700,000	20-Aug-21
1 Victor Court Hampton Park VIC 3976	\$700,000	22-Oct-21
13 Lewisham Close Hampton Park VIC 3976	\$680,000	29-Sep-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.~~

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7 Beth Court Hampton Park VIC 3976

4 2 2

Sold Price **\$700,000** Sold Date **20-Aug-21**

Distance **0.32km**



1 Victor Court Hampton Park VIC 3976

4 2 2

Sold Price ^{RS} **\$700,000** Sold Date **22-Oct-21**

Distance **0.36km**



13 Lewisham Close Hampton Park VIC 3976

3 2 1

Sold Price ^{RS} **\$680,000** Sold Date **29-Sep-21**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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