

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

14 SUNSHINE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/25 SAXONWOOD DRIVE NARRE WARREN VIC 3805	563000	08-Oct-24
10/290 CENTRE ROAD NARRE WARREN SOUTH VIC 3805	580000	10-Jan-25
5/34-36 POUND ROAD HAMPTON PARK VIC 3976	560000	05-Sep-24

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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**3/25 SAXONWOOD DRIVE NARRE
WARREN VIC 3805**

 2  2  1

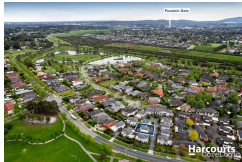
Sold Price

563000

Sold Date **08-Oct-24**

Distance

4.44km



**10/290 CENTRE ROAD NARRE
WARREN SOUTH VIC 3805**

 2  2  1

Sold Price

^{RS} **580000**

Sold Date **10-Jan-25**

Distance

4.8km



**5/34-36 POUND ROAD HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price

560000

Sold Date **05-Sep-24**

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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