

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

1/5 AYLESBURY 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,750

Property type

Unit

Suburb

Hampton Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

13 GREENWELL CLOSE HAMPTON PARK VIC 3976	\$644,000	08-Sep-22
11A OREGANO DRIVE LYNBROOK VIC 3975	\$645,000	21-Aug-23
14 KYLIE COURT HAMPTON PARK VIC 3976	\$688,000	24-May-22

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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**13 GREENWELL CLOSE HAMPTON
PARK VIC 3976**

3 2 1

Sold Price

\$644,000

Sold Date **08-Sep-22**

Distance **0.19km**



**11A OREGANO DRIVE LYNBROOK
VIC 3975**

3 2 2

Sold Price

^{RS} **\$645,000**

Sold Date **21-Aug-23**

Distance **0.33km**



**14 KYLIE COURT HAMPTON PARK
VIC 3976**

3 2 2

Sold Price

\$688,000

Sold Date **24-May-22**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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