

## 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

8/3-4 RENDELL PLACE HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Nov 2023

to

31 Oct 2024

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

5 KOOYONG CLOSE HAMPTON PARK VIC 3976	\$550,000	12-Jul-24
19 VIEW STREET HAMPTON PARK VIC 3976	\$520,000	14-Jun-24
7/4 PAYDON WAY HAMPTON PARK VIC 3976	\$560,000	29-Jun-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.~~

This Statement of Information was prepared on: 12 November 2024

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**5 KOOYONG CLOSE HAMPTON PARK VIC 3976**

3 1 1

Sold Price **\$550,000** Sold Date **12-Jul-24**

Distance **0.52km**



**19 VIEW STREET HAMPTON PARK VIC 3976**

3 1 -

Sold Price **\$520,000** Sold Date **14-Jun-24**

Distance **1.24km**



**7/4 PAYDON WAY HAMPTON PARK VIC 3976**

3 1 1

Sold Price **\$560,000** Sold Date **29-Jun-24**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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