

## 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

13 Aldridge Court 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,000

Property type

House

Suburb

Hampton Park

Period-from

01 Dec 2019

to

30 Nov 2020

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 Medinah Rise Hampton Park VIC 3976	\$550,000	18-Jan-20
4 Sandhurst Mews Hampton Park VIC 3976	\$530,000	17-Jun-20
30 Lauren Drive Hampton Park VIC 3976	\$550,000	03-Jul-20

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 December 2020



### 3 Medinah Rise Hampton Park VIC 3976

 3
  1
  2

Sold Price

**\$550,000**

Sold Date

**18-Jan-20**

Distance

**0.24km**


### 4 Sandhurst Mews Hampton Park VIC 3976

 3
  2
  2

Sold Price

**\$530,000**

Sold Date

**17-Jun-20**

Distance

**0.66km**


### 30 Lauren Drive Hampton Park VIC 3976

 3
  1
  1

Sold Price

**\$550,000**

Sold Date

**03-Jul-20**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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