

## 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

5 PASCUZZI 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,750

Property type

House

Suburb

Hampton Park

Period-from

01 Dec 2023

to

30 Nov 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

3 MEDINAH RISE HAMPTON PARK VIC 3976	\$680,000	07-Aug-24
43 CUMBERLAND CHASE HAMPTON PARK VIC 3976	\$680,000	22-Nov-24
89 LAURA DRIVE HAMPTON PARK VIC 3976	\$675,000	03-Oct-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 MEDINAH RISE HAMPTON PARK  
VIC 3976**

 3  1  1

Sold Price **\$680,000** Sold Date **07-Aug-24**

Distance **0.8km**



**43 CUMBERLAND CHASE  
HAMPTON PARK VIC 3976**

 3  2  1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **22-Nov-24**

Distance **0.85km**



**89 LAURA DRIVE HAMPTON PARK  
VIC 3976**

 3  2  -

Sold Price <sup>RS</sup> **\$675,000** <sup>UN</sup> Sold Date **03-Oct-24**

Distance **1.02km**



**15 COMPASS RISE HAMPTON PARK  
VIC 3976**

 3  2  2

Sold Price <sup>RS</sup> **\$637,000** Sold Date **29-Oct-24**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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