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 (*Delete single price or range as applicable)

Single Price	or range between	\$600,000	&	\$660,000
Single Price		\$600,000	&	\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$663,750	Prop	erty type	House		Suburb	Hampton Park
Period-from	01 Dec 2023	to	30 Nov 2	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.

This Statement of Information was prepared on: 11 December 2024





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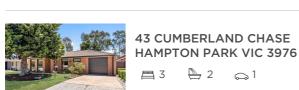
3 MEDINAH RISE HAMPTON PARK Sold Price VIC 3976

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

Distance

0.8km



43 CUMBERLAND CHASE

₽ 2

₽ 2

₾ 1

Sold Price

RS \$680,000 Sold Date 22-Nov-24

Distance 0.85km



89 LAURA DRIVE HAMPTON PARK Sold Price VIC 3976

^{RS} \$675,000 UN

Sold Date 03-Oct-24

Distance 1.02km



15 COMPASS RISE HAMPTON PARK Sold Price VIC 3976

** \$637,000 Sold Date 29-Oct-24

= 3

= 3

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₾ 2

⇔ 2

Distance 0.22km

RS = Recent sale

UN = Undisclosed Sale

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