

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 40 Geraldine Drive, Hampton Park, VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,030,000 & \$1,070,000

Median sale price

Median price \$648,500 Property Type House Suburb Hampton Park (3976)

Period - From 01/07/2023 to 31/12/2023 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 SPRINGVALLEY WAY, NARRE WARREN SOUTH, VIC 3805	\$720,000	02/01/2024
11 OREGON COURT, NARRE WARREN SOUTH, VIC 3805	\$810,000	11/09/2023
16 BRIARLEY COURT, HAMPTON PARK, VIC 3976	\$665,000	27/07/2023

This Statement of Information was prepared on: 21/09/2023