

## 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 KATHERINE 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

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2021

to

28 Feb 2022

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 KATHERINE COURT HAMPTON PARK VIC 3976	\$630,000	18-Dec-20
2 KATHERINE COURT HAMPTON PARK VIC 3976	\$640,000	12-Apr-21
44 SPRINGFIELD CRESCENT HAMPTON PARK VIC 3976	\$625,000	03-Nov-21

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: 10 March 2022



**5 KATHERINE COURT HAMPTON  
PARK VIC 3976**

 3  2  2

Sold Price

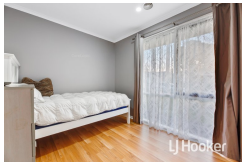
**\$630,000**

Sold Date

**18-Dec-20**

Distance

**0.06km**



**2 KATHERINE COURT HAMPTON  
PARK VIC 3976**

 4  2  2

Sold Price

**\$640,000**

Sold Date

**12-Apr-21**

Distance

**0.06km**



**44 SPRINGFIELD CRESCENT  
HAMPTON PARK VIC 3976**

 4  2  2

Sold Price

**\$625,000**

Sold Date

**03-Nov-21**

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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