

## 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

3 AMY 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

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2021

to

31 May 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 18 SPRINGVALLEY WAY NARRE WARREN SOUTH VIC 3805 | \$650,000 | 28-Jan-22 |
| 7 DIANNA COURT HAMPTON PARK VIC 3976            | \$678,000 | 09-Apr-22 |
| 8 HILLVIEW RISE HAMPTON PARK VIC 3976           | \$641,000 | 29-Mar-22 |

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: 16 June 2022



**18 SPRINGVALLEY WAY NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price **\$650,000** Sold Date **28-Jan-22**

Distance **0.21km**



**7 DIANNA COURT HAMPTON PARK  
VIC 3976**

 3  2  2

Sold Price **\$678,000** Sold Date **09-Apr-22**

Distance **0.25km**



**8 HILLVIEW RISE HAMPTON PARK  
VIC 3976**

 3  1  1

Sold Price **\$641,000** Sold Date **29-Mar-22**

Distance **0.47km**

**RS** = Recent sale **UN** = Undisclosed Sale

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