

## 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

9 Niagara 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

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2019

to

31 Oct 2020

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 Tekarra Drive Hampton Park VIC 3976  | \$625,500 | 14-Sep-19 |
| 8 Allara Drive Hampton Park VIC 3976   | \$620,000 | 22-Sep-19 |
| 48 Bateman Grove Hampton Park VIC 3976 | \$610,000 | 13-Mar-20 |

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: 04 November 2020

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### 3 Tekarra Drive Hampton Park VIC 3976

Sold Price

**\$625,500**

Sold Date

**14-Sep-19**

 4  2  2

Distance

**0.17km**



### 8 Allara Drive Hampton Park VIC 3976

Sold Price

**\$620,000**

Sold Date

**22-Sep-19**

 4  2  2

Distance

**0.23km**



### 48 Bateman Grove Hampton Park VIC 3976

Sold Price

**\$610,000**

Sold Date

**13-Mar-20**

 4  2  2

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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