

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 10 Heather Court, Hampton Park, VIC 3976

Indicative selling price

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

Price Range \$600,000 & \$660,000

Median sale price

Median price \$670,000 Property Type House Suburb Hampton Park (3976)
Period - From 01/01/2022 to 31/12/2022 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
4 IRONBARK CLOSE, HAMPTON PARK VIC 3976	\$648,000	04/11/2022
50 FORDHOLM ROAD, HAMPTON PARK VIC 3976	\$660,000	16/11/2022
7 GABRIELLE COURT, HAMPTON PARK VIC 3976	\$650,000	23/11/2022

This Statement of Information was prepared on: 16/01/2023