

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 46 Ralph Crescent, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$595,000

&

\$650,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/01/2023

to

30/06/2023

Source

REALESTATE.COM.AU

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
38 CUMBERLAND CHASE, HAMPTON PARK VIC 3976	\$615,000	14/07/2023
2 KYLIE COURT, HAMPTON PARK VIC 3976	\$610,000	05/07/2023
15 CLAUDE AVENUE, HAMPTON PARK VIC 3976	\$628,000	30/06/2023

This Statement of Information was prepared on: 18/07/2023