

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

1 DARLING COURT HAMPTON PARK VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Hampton Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

4 SINCLAIR COURT HAMPTON PARK VIC 3976	\$590,000	23-Nov-23
3 GLENORA WAY HAMPTON PARK VIC 3976	\$605,000	11-Dec-23
33 LAUREN DRIVE HAMPTON PARK VIC 3976	\$590,000	20-Aug-23

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: 19 February 2024



4 SINCLAIR COURT HAMPTON PARK VIC 3976

3 1 2

Sold Price **\$590,000** Sold Date **23-Nov-23**

Distance **1.37km**



3 GLENORA WAY HAMPTON PARK VIC 3976

3 1 2

Sold Price **RS \$605,000** Sold Date **11-Dec-23**

Distance **0.96km**



33 LAUREN DRIVE HAMPTON PARK VIC 3976

3 1 1

Sold Price **\$590,000** Sold Date **20-Aug-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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