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	23 Ralph Crescent, 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	$665,000	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/04/2024	to	30/09/2024	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
14 EMMA COURT, HAMPTON PARK VIC 3976	$655,000	04/09/2024
7 KIANDRA MEWS, HAMPTON PARK VIC 3976	$656,000	15/08/2024
33 CUMBERLAND CHASE, HAMPTON PARK VIC 3976	$650,000	13/08/2024

This Statement of Information was prepared on: 11/10/2024

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