

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 13 Cirrus Close, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$695,000

&

\$759,000

Median sale price

Median price

\$646,500

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/10/2022

to

31/03/2023

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
13 JAMBE COURT, HAMPTON PARK VIC 3976	\$740,000	14/12/2022
126 STRATHAIRD DRIVE, NARRE WARREN SOUTH VIC 3805	\$720,000	29/03/2023
39 SPRINGFIELD CRESCENT, HAMPTON PARK VIC 3976	\$740,000	16/03/2023

This Statement of Information was prepared on: 04/04/2023