

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 3 Marshall Court, 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

\$637,500

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/04/2023

to

30/09/2023

Source

Pricefinder.com

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
3 VILLAGE DRIVE, HAMPTON PARK VIC 3976	\$640,000	20/10/2023
13 HAWKING AVENUE, HAMPTON PARK VIC 3976	\$640,000	03/10/2023
18 OAKTREE DRIVE, HAMPTON PARK VIC 3976	\$630,000	03/10/2023

This Statement of Information was prepared on: 02/11/2023