

# 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 Catherine Edey Place, Hampton Park, VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$620,000 & \$649,000

### Median sale price

Median price \$670,000 Property Type House Suburb Hampton Park (3976)  
Period - From 01/10/2022 to 30/11/2022 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
25 STRONG DRIVE, HAMPTON PARK VIC 3976	\$651,000	28/09/2022
21 BENAMBRA WAY, HAMPTON PARK VIC 3976	\$630,000	09/11/2022
8 ROBBINS WAY, HAMPTON PARK VIC 3976	\$630,000	11/09/2022

This Statement of Information was prepared on: 30/11/2022