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

15 Sapphire Drive, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$640,000		&		\$690,000					
Median sale price										
Median price	\$687,500	Pro	Property Type Hous		se		Suburb	Hampton Park		
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	14 Tekarra Dr HAMPTON PARK 3976	\$695,000	29/01/2025
2	4 Bethune Dr HAMPTON PARK 3976	\$660,000	17/12/2024
3	13 Thanos Ct HAMPTON PARK 3976	\$670,000	13/11/2024

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 six months.

This Statement of Information was prepared on:

19/02/2025 13:23









Property Type: House Agent Comments

Indicative Selling Price \$640,000 - \$690,000 Median House Price December quarter 2024: \$687,500

Comparable Properties

14 Tekarra Dr HAMPTON PARK 3976 (REI) 1 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 <td< th=""><th>Agent Comments</th></td<>	Agent Comments
4 Bethune Dr HAMPTON PARK 3976 (REI) 3 ↓ 2 ← 2 Price: \$660,000 Method: Private Sale Date: 17/12/2024 Property Type: House	Agent Comments
13 Thanos Ct HAMPTON PARK 3976 (REI/VG) 3 2 2 2 Price: \$670,000 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 710 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9803 0400



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