

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 31 Karoonda Way, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$670,000

&

\$730,000

Median sale price

Median price

\$579,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/10/2020

to

30/09/2021

Source

Core Logic

Comparable property sales

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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
1 TULSK CLOSE, HAMPTON PARK VIC 3976	\$680,000	23/06/2021
202 ORMOND ROAD, NARRE WARREN SOUTH VIC 3805	\$710,000	23/09/2021
44 SILVER CREEK DRIVE, LYNBROOK VIC 3975	\$755,000	01/10/2021

This Statement of Information was prepared on: 05/10/2021