

## 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

21 BENAMBRA WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 7 ALDRIDGE COURT HAMPTON PARK VIC 3976    | \$658,000 | 25-Sep-21 |
| 13 LEWISHAM CLOSE HAMPTON PARK VIC 3976   | \$680,000 | 21-Sep-21 |
| 49 CUMBERLAND CHASE HAMPTON PARK VIC 3976 | \$620,000 | 24-Aug-22 |

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 6 months.~~

This Statement of Information was prepared on: 03 September 2022



## 7 ALDRIDGE COURT HAMPTON PARK VIC 3976

3 2 1

Sold Price **\$658,000** Sold Date **25-Sep-21**

Distance **0.27km**



## 13 LEWISHAM CLOSE HAMPTON PARK VIC 3976

3 2 1

Sold Price **\$680,000** Sold Date **21-Sep-21**

Distance **0.35km**



## 49 CUMBERLAND CHASE HAMPTON PARK VIC 3976

3 2 1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **24-Aug-22**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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