

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

5 HARVEY COURT HAMPTON PARK VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2021

to

30 Jun 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

2 LESLEY DRIVE HAMPTON PARK VIC 3976	\$650,000	15-Nov-21
8 RALPH CRESCENT HAMPTON PARK VIC 3976	\$695,000	11-Dec-21
8 JAMES WYMAN PLACE HAMPTON PARK VIC 3976	\$650,000	28-Jan-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.

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**2 LESLEY DRIVE HAMPTON PARK
VIC 3976**

3 1 1

Sold Price **\$650,000** Sold Date **15-Nov-21**

Distance -



**8 RALPH CRESCENT HAMPTON
PARK VIC 3976**

3 2 3

Sold Price **\$695,000** Sold Date **11-Dec-21**

Distance -



**8 JAMES WYMAN PLACE
HAMPTON PARK VIC 3976**

3 2 4

Sold Price **\$650,000** Sold Date **28-Jan-22**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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