

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

6 Chester Drive 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/12 General Joshua Drive Hampton Park VIC 3976	\$415,000	02-May-20
3/5 Aylesbury Court Hampton Park VIC 3976	\$415,000	25-Apr-20
1/9 Sinclair Court Hampton Park VIC 3976	\$410,000	05-Aug-20

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: 07 October 2020



1/12 General Joshua Drive Hampton Park VIC 3976 Sold Price **\$415,000** Sold Date **02-May-20**

 3  1  1

Distance **0.6km**



3/5 Aylesbury Court Hampton Park VIC 3976 Sold Price

Sold Date **25-Apr-20**

 3  1  1

Distance **0.65km**



1/9 Sinclair Court Hampton Park VIC 3976

Sold Price

\$410,000 Sold Date **05-Aug-20**

 3  1  1

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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