

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

11 KATHERINE 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

\$870,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

28 SUGAR BUSH DRIVE LYNBROOK VIC 3975	\$900,000	21-Jun-23
11 SUGAR BUSH DRIVE LYNBROOK VIC 3975	\$801,500	30-Nov-22
21 EDITH RISE HAMPTON PARK VIC 3976	\$815,000	15-Nov-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: 15 November 2023



28 SUGAR BUSH DRIVE
LYNBROOK VIC 3975

 4 2 2

Sold Price **\$900,000** Sold Date **21-Jun-23**

Distance 1.14km

REGISTER TO INSPECT



11 SUGAR BUSH DRIVE LYNBROOK VIC 3975 Sold Price

 4 2 2

Sold Price **\$801,500** Sold Date **30-Nov-22**

Distance 1.2km



21 EDITH RISE HAMPTON PARK VIC Sold Price
3976

 4 2 2

Sold Price **\$815,000** Sold Date **15-Nov-22**

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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