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	86 STRABANE WAY 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	$745,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Hampton Park
Period-from	01 Mar 2021	to	28 Feb 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
24 OAKLAND DRIVE HAMPTON PARK VIC 3976	$749,000	21-Aug-21
30 BATEMAN GROVE HAMPTON PARK VIC 3976	$750,000	16-Sep-21
6 KELLER COURT HAMPTON PARK VIC 3976	$720,000	22-Nov-21

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: 08 March 2022

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24 OAKLAND DRIVE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$749,000** Sold Date **21-Aug-21**

Distance **-**

30 BATEMAN GROVE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$750,000** Sold Date **16-Sep-21**

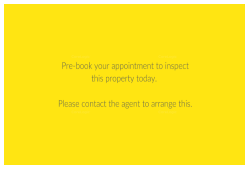
Distance **0.27km**

6 KELLER COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price **$720,000** Sold Date **22-Nov-21**

Distance **0.99km**



6 YARAAN COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price **$700,000** Sold Date **25-Sep-21**

Distance **0.25km**

113 CENTRAL ROAD HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$710,000** Sold Date **15-Dec-21**

Distance **0.15km**

12 ALLARA DRIVE HAMPTON PARK VIC 3976

4 2 2

Sold Price **$710,000** Sold Date **29-Aug-21**

Distance **-**

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

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6 SUMMIT COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price **$700,000** Sold Date **22-Nov-21**

Distance **0.92km**

10 BANDO COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$725,000** Sold Date **25-Feb-22**

Distance **0.49km**

34 HENRY LAWSON DRIVE LYNBROOK VIC 3975

4 2 2

Sold Price **$786,000** Sold Date **10-Dec-21**

Distance **1.25km**

8 LINDA COURT HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$740,000** Sold Date **11-Feb-22**

Distance **1.25km**

44 MAY GIBBS CRESCENT LYNBROOK VIC 3975

4 2 2

Sold Price **$770,000** Sold Date **16-Sep-21**

Distance **1.29km**

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

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