

# 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 3 Naja Crescent, 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)

Price Range

\$580,000

&

\$630,000

### Median sale price

Median price

\$560,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/06/2021

to

03/05/2021

Source

Pricefinder

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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
45 THE GLADE, HAMPTON PARK VIC 3976	\$610,000	23/01/2021
66 CENTRAL ROAD, HAMPTON PARK VIC 3976	\$595,000	19/05/2021
16 DOMINO WAY, HAMPTON PARK VIC 3976	\$595,700	13/04/2021

This Statement of Information was prepared on: 15/07/2021