

## 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 DAIRYFARM TERRACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Dec 2023

to

30 Nov 2024

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

7 THE RIDGE HAMPTON PARK VIC 3976	\$700,000	18-Sep-24
20 BLUEGUM WAY HAMPTON PARK VIC 3976	\$680,000	01-Aug-24
4 LIBBY COURT HAMPTON PARK VIC 3976	\$680,000	10-Aug-24

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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**7 THE RIDGE HAMPTON PARK VIC 3976**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**18-Sep-24**

Distance

**0.55km**



**20 BLUEGUM WAY HAMPTON PARK VIC 3976**

 4  2  2

Sold Price

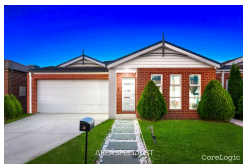
**\$680,000**

Sold Date

**01-Aug-24**

Distance

**1.03km**



**4 LIBBY COURT HAMPTON PARK VIC 3976**

 4  2  2

Sold Price

Sold Date

**10-Aug-24**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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