

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 LEWISHAM CLOSE 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

\$678,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 KENDARI COURT HAMPTON PARK VIC 3976	\$672,000	19-Dec-23
14 TARELLA STREET HAMPTON PARK VIC 3976	\$665,000	31-Dec-24
46 GREEN VALLEY CRESCENT HAMPTON PARK VIC 3976	\$700,000	04-Oct-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.~~

This Statement of Information was prepared on: 24 March 2025



5 KENDARI COURT HAMPTON PARK VIC 3976

3 1 2

Sold Price **\$672,000** Sold Date **19-Dec-23**

Distance **0.36km**



14 TARELLA STREET HAMPTON PARK VIC 3976

3 1 -

Sold Price **\$665,000** Sold Date **31-Dec-24**

Distance **0.68km**



46 GREEN VALLEY CRESCENT HAMPTON PARK VIC 3976

3 1 6

Sold Price **\$700,000** Sold Date **04-Oct-24**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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