

## 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

7 THE RIDGE HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2023

to

31 Jul 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 13 RALPH CRESCENT HAMPTON PARK VIC 3976    | \$715,000 | 09-Apr-24 |
| 19 EDITH RISE HAMPTON PARK VIC 3976        | \$760,000 | 30-Aug-23 |
| 23 KIRKWOOD CRESCENT HAMPTON PARK VIC 3976 | \$770,000 | 13-May-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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**13 RALPH CRESCENT HAMPTON  
PARK VIC 3976**

4 2 2

Sold Price

**\$715,000**

Sold Date **09-Apr-24**

Distance

**0.11km**



**19 EDITH RISE HAMPTON PARK VIC  
3976**

4 2 2

Sold Price

**\$760,000**

Sold Date **30-Aug-23**

Distance

**0.27km**



**23 KIRKWOOD CRESCENT  
HAMPTON PARK VIC 3976**

4 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **13-May-24**

Distance

**0.45km**



**97 SPRINGFIELD CRESCENT  
HAMPTON PARK VIC 3976**

4 2 2

Sold Price

**\$730,000**

Sold Date **04-Mar-24**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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