

## 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

8 CASTELLA PLACE 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2022

to

31 May 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 38 BATEMAN GROVE HAMPTON PARK VIC 3976 | \$825,000 | 08-Aug-22 |
| 21 EDITH RISE HAMPTON PARK VIC 3976    | \$815,000 | 15-Nov-22 |
| 13 OAKMAN WAY HAMPTON PARK VIC 3976    | \$820,000 | 05-Jan-23 |

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: 09 June 2023

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**38 BATEMAN GROVE HAMPTON PARK VIC 3976**

Sold Price

**\$825,000**

 Sold Date **08-Aug-22**
 4  2  2

 Distance **1.51km**

**21 EDITH RISE HAMPTON PARK VIC 3976**

Sold Price

**\$815,000**

 Sold Date **15-Nov-22**
 4  2  2

 Distance **1.32km**

**13 OAKMAN WAY HAMPTON PARK VIC 3976**

Sold Price

**\$820,000**

 Sold Date **05-Jan-23**
 4  2  2

 Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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