

## 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

42 Strabane Way 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 10 Horton Drive Hampton Park VIC 3976   | \$635,000 | 17-Nov-21 |
| 5 Farskiene Place Hampton Park VIC 3976 | \$640,000 | 25-Jun-21 |
| 1 Tulske Close Hampton Park VIC 3976    | \$680,000 | 23-Jun-21 |

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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### 10 Horton Drive Hampton Park VIC 3976

3 2 2

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**17-Nov-21**

Distance

**0.06km**



### 5 Farskiene Place Hampton Park VIC 3976

3 2 2

Sold Price

**\$640,000**

Sold Date

**25-Jun-21**

Distance

**0.11km**



### 1 Tulsk Close Hampton Park VIC 3976

3 2 2

Sold Price

**\$680,000**

Sold Date

**23-Jun-21**

Distance

**0.21km**



### 5 Nirringa Drive Hampton Park VIC 3976

4 2 2

Sold Price

**\$682,500**

Sold Date

**24-May-21**

Distance

**0.28km**



### 20 Nirringa Drive Hampton Park VIC 3976

4 2 2

Sold Price

**\$710,000**

Sold Date

**15-Jun-21**

Distance

**0.38km**



### 6 Dorothy Court Hampton Park VIC 3976

3 1 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**14-Oct-21**

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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