

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13A Blackwood Drive, Hampton Park, VIC 3976
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$540,000	&	\$580,000
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Median sale price

Median price	\$514,500	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/07/2023	to	31/12/2023	Source	Pricefinder.com.au

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/30 BRIDE AVENUE, HAMPTON PARK VIC 3976	\$580,000	12/02/2024
63 POUND ROAD, HAMPTON PARK VIC 3976	\$560,000	22/01/2024
35/4 PAYDON WAY, HAMPTON PARK VIC 3976	\$570,000	09/10/2023

This Statement of Information was prepared on: 13/03/2024