

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

4 CORNELL PLACE 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

or range
between

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hampton Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

9 VALLEY VIEW RISE HAMPTON PARK VIC 3976	\$685,000	17-Dec-21
3 BREYDON PLACE HAMPTON PARK VIC 3976	\$678,888	28-Jan-22
91 CORAL DRIVE HAMPTON PARK VIC 3976	\$675,000	15-Feb-22

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: 21 April 2022



**9 VALLEY VIEW RISE HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price **\$685,000** Sold Date **17-Dec-21**

Distance **0.61km**



**3 BREYDON PLACE HAMPTON
PARK VIC 3976**

 3  2  2

Sold Price ^{RS} **\$678,888** Sold Date **28-Jan-22**

Distance **0.58km**



**91 CORAL DRIVE HAMPTON PARK
VIC 3976**

 3  2  2

Sold Price **\$675,000** Sold Date **15-Feb-22**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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