

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

3/14-16 KAROONDA WAY 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Mar 2023

to

29 Feb 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

21 MEDUNO DRIVE HAMPTON PARK VIC 3976

\$690,000

08-Nov-23

1/5 AYLESBURY COURT HAMPTON PARK VIC 3976

\$680,000

02-Oct-23

13 HARRIS STREET LYNBROOK VIC 3975

\$620,000

04-Nov-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: 02 March 2024



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**21 MEDUNO DRIVE HAMPTON
PARK VIC 3976**

3 2 1

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **08-Nov-23**

Distance **0.75km**



**1/5 AYLESBURY COURT HAMPTON
PARK VIC 3976**

3 2 2

Sold Price **\$680,000** Sold Date **02-Oct-23**

Distance **0.87km**



**13 HARRIS STREET LYNBROOK VIC
3975**

3 2 2

Sold Price **\$620,000** Sold Date **04-Nov-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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