

## 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

1 CORNELL PLACE 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Hampton Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 EMMA COURT HAMPTON PARK VIC 3976	\$652,500	13-Dec-24
9 BILL PLACE HAMPTON PARK VIC 3976	\$570,000	06-Aug-24
6 CORNELL PLACE HAMPTON PARK VIC 3976	\$625,000	16-Oct-24

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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# BOLD

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**7 EMMA COURT HAMPTON PARK  
VIC 3976**

Sold Price

<sup>RS</sup>

**\$652,500**

Sold Date

**13-Dec-24**

3 1 1

Distance

**0.33km**



**9 BILL PLACE HAMPTON PARK VIC  
3976**

Sold Price

**\$570,000**

Sold Date

**06-Aug-24**

3 1 -

Distance

**0.07km**



**6 CORNELL PLACE HAMPTON  
PARK VIC 3976**

Sold Price

**\$625,000**

Sold Date

**16-Oct-24**

3 1 -

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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