

## 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

21 SUNSHINE COURT 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jan 2024

to

31 Dec 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

8 SUNSHINE COURT HAMPTON PARK VIC 3976	\$516,500	20-Sep-24
20 GREENWELL CLOSE HAMPTON PARK VIC 3976	\$515,000	07-Aug-24
12 SUNNYOAKS LANE HAMPTON PARK VIC 3976	\$535,000	23-Jul-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.~~

This Statement of Information was prepared on: 07 January 2025



**8 SUNSHINE COURT HAMPTON  
PARK VIC 3976**

2 2 2

Sold Price **\$516,500** Sold Date **20-Sep-24**

Distance **0.05km**



**20 GREENWELL CLOSE HAMPTON  
PARK VIC 3976**

2 2 1

Sold Price **\$515,000** Sold Date **07-Aug-24**

Distance **0.21km**



**12 SUNNYOAKS LANE HAMPTON  
PARK VIC 3976**

2 1 1

Sold Price **\$535,000** Sold Date **23-Jul-24**

Distance **0.33km**

RS = Recent sale      UN = Undisclosed Sale

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