

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

19 Beth Court, Hampton Park Vic 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Hampton Park

Period - From

13/08/2022

to

12/08/2023

Source

REIV

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 six 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	8 Niagara Ct HAMPTON PARK 3976	\$753,000	26/03/2023
2	47 Ivan Cr HAMPTON PARK 3976	\$750,000	30/03/2023
3	4 Emma Ct HAMPTON PARK 3976	\$730,000	19/05/2023

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 six months.~~

This Statement of Information was prepared on:

13/08/2023 12:13



4 -

Property Type: House (Res)

Land Size: 856 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

13/08/2022 - 12/08/2023: \$640,000

Comparable Properties



8 Niagara Ct HAMPTON PARK 3976 (REI/VG)

Agent Comments

4 2 2

Price: \$753,000

Method: Private Sale

Date: 26/03/2023

Property Type: House

Land Size: 612 sqm approx



47 Ivan Cr HAMPTON PARK 3976 (REI/VG)

Agent Comments

3 2 3

Price: \$750,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 786 sqm approx



4 Emma Ct HAMPTON PARK 3976 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 661 sqm approx