

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

7 GARFIELD COURT 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

&

\$682,000

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

| | | |
|--|-----------|-----------|
| 3 MEDINAH RISE HAMPTON PARK VIC 3976 | \$680,000 | 07-Aug-24 |
| 2 SOMERVILLE ROAD HAMPTON PARK VIC 3976 | \$621,000 | 17-Jan-25 |
| 3 KENSINGTON COURT HAMPTON PARK VIC 3976 | \$635,000 | 28-Nov-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: 03 February 2025



3 MEDINAH RISE HAMPTON PARK VIC 3976

3 1 1

Sold Price

\$680,000

Sold Date **07-Aug-24**

Distance **1.92km**



2 SOMERVILLE ROAD HAMPTON PARK VIC 3976

3 1 1

Sold Price

^{RS} **\$621,000**

Sold Date **17-Jan-25**

Distance **1.71km**

*PROPERTY PHOTO
COMING SOON*



3 KENSINGTON COURT HAMPTON PARK VIC 3976

3 1 1

Sold Price

\$635,000

Sold Date **28-Nov-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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