

## 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

Stunning 3-bedroom, 2-bathroom, 1 car space house HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$719,900

&

\$850,800

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,000

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 JAMMON CLOSE HAMPTON PARK VIC 3976	\$708,000	06-Dec-24
94A PLAYER DRIVE NARRE WARREN VIC 3805	\$685,000	28-Nov-24
1 CARABOTT PLACE BERWICK VIC 3806	\$662,000	24-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.~~

This Statement of Information was prepared on: 07 February 2025



**3 JAMMON CLOSE HAMPTON  
PARK VIC 3976**

3 2 1

Sold Price **\$708,000** Sold Date **06-Dec-24**

Distance **2.27km**



**94A PLAYER DRIVE NARRE  
WARREN VIC 3805**

3 2 1

Sold Price **\$685,000** Sold Date **28-Nov-24**

Distance **3.34km**



**1 CARABOTT PLACE BERWICK VIC  
3806**

3 2 1

Sold Price **\$662,000** Sold Date **24-Oct-24**

Distance **4.97km**

RS = Recent sale      UN = Undisclosed Sale

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