

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

91 Coral Drive 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Hampton Park

Period-from

01 Feb 2021

to

31 Jan 2022

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

2 Lesley Drive Hampton Park VIC 3976	\$650,000	03-Dec-21
55 Strong Drive Hampton Park VIC 3976	\$647,500	23-Aug-21
17 Cumberland Chase Hampton Park VIC 3976	\$635,000	21-Sep-21

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: 08 February 2022



2 Lesley Drive Hampton Park VIC 3976

Sold Price

^{RS} **\$650,000**

Sold Date

03-Dec-21

3

1

1

Distance

0.78km



55 Strong Drive Hampton Park VIC 3976

Sold Price

\$647,500

Sold Date

23-Aug-21

3

2

4

Distance

0.34km



17 Cumberland Chase Hampton Park VIC 3976

Sold Price

\$635,000

Sold Date

21-Sep-21

3

2

2

Distance

0.44km



1 Victor Court Hampton Park VIC 3976

Sold Price

\$700,000

Sold Date

20-Oct-21

3

2

2

Distance

0.42km



57 Springfield Crescent Hampton Park VIC 3976

Sold Price

^{RS} **\$615,000**

Sold Date

17-Jan-22

3

1

1

Distance

0.27km



9 Valley View Rise Hampton Park VIC 3976

Sold Price

^{RS} **\$685,000**

Sold Date

31-Dec-21

3

2

2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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8 Ralph Crescent Hampton Park VIC 3976

Sold Price

\$695,000

Sold Date

11-Dec-21

3

2

3

Distance

0.65km



3 Breydon Place Hampton Park VIC 3976

Sold Price

^{RS} **\$678,888**

Sold Date

28-Jan-22

3

2

2

Distance

0.9km



26 Amber Drive Hampton Park VIC 3976

Sold Price

^{RS} **\$655,000**

Sold Date

11-Nov-21

3

2

2

Distance

0.8km



8 James Wyman Place Hampton Park VIC 3976

Sold Price

^{RS} **\$650,000**

Sold Date

03-Feb-22

3

2

4

Distance

0.53km



12 Miranda Gardens Hampton Park VIC 3976

Sold Price

\$670,000

Sold Date

21-Oct-21

3

2

4

Distance

0.81km



13 Greenhill Rise Hampton Park VIC 3976

Sold Price

Sold Date

08-Nov-21

3

2

1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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