

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 Niagara 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

1A Niagara Court Hampton Park VIC 3976	\$605,000	24-Jul-20
46 Central Road Hampton Park VIC 3976	\$605,000	04-Feb-20

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.

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1A Niagara Court Hampton Park VIC Sold Price **\$605,000** Sold Date **24-Jul-20**
3976

 3  2  2

Distance **0.05km**



46 Central Road Hampton Park VIC Sold Price Sold Date **04-Feb-20**
3976

 3  2  2

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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