

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 4 Dulnain Close, Hampton Park, VIC 3976

Indicative selling price

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

Price Range \$749,000 & \$795,000

Median sale price

Median price \$671,500 Property Type House Suburb Hampton Park (3976)

Period - From 01/07/2024 to 31/12/2024 Source Pricerfinder.com.au

Comparable property sales

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
4 PASCUZZI COURT, HAMPTON PARK VIC 3976	\$780,000	11/11/2023
22 SEATON RISE, HALLAM VIC 3803	\$780,000	02/10/2024
9 YONI COURT, HALLAM VIC 3803	\$780,000	03/12/2024

This Statement of Information was prepared on: 22/01/2025