

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

2 LEWISHAM CLOSE 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

\$670,000

&

\$720,000

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 MEDINAH RISE HAMPTON PARK VIC 3976	\$680,000	07-Aug-24
10 TEMPLER AVENUE HAMPTON PARK VIC 3976	\$680,500	13-Aug-24
20 BENAMBRA WAY HAMPTON PARK VIC 3976	\$670,000	14-Jun-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.~~

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**3 MEDINAH RISE HAMPTON PARK
VIC 3976**

3 1 1

Sold Price **\$680,000** Sold Date **07-Aug-24**

Distance **0.27km**



**10 TEMPLER AVENUE HAMPTON
PARK VIC 3976**

3 1 4

Sold Price **\$680,500** Sold Date **13-Aug-24**

Distance **0.36km**



**20 BENAMBRA WAY HAMPTON
PARK VIC 3976**

3 1 1

Sold Price **\$670,000** Sold Date **14-Jun-24**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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