

## 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

48 Kirkwood Crescent Hampton Park VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2020

to

31 Jul 2021

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

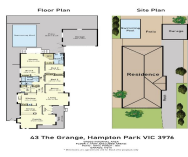
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 43 The Grange Hampton Park VIC 3976        | \$680,000 | 01-Jul-21 |
| 18 Horizon Boulevard Hampton Park VIC 3976 | \$670,000 | 13-Apr-21 |
| 6 Horizon Boulevard Hampton Park VIC 3976  | \$650,000 | 20-Apr-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: 25 August 2021



**43 The Grange Hampton Park VIC 3976**

4 2 2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**01-Jul-21**

Distance

**1.83km**



**18 Horizon Boulevard Hampton Park VIC 3976**

3 2 2

Sold Price

**\$670,000**

Sold Date

**13-Apr-21**

Distance

**1.84km**



**6 Horizon Boulevard Hampton Park VIC 3976**

3 2 2

Sold Price

**\$650,000**

Sold Date

**20-Apr-21**

Distance

**1.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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