

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

1 Tusk 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2020

to

31 May 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

6 Horizon Boulevard Hampton Park VIC 3976	\$650,000	03-May-21
5 Katherine Court Hampton Park VIC 3976	\$630,000	18-Dec-20
15 Melissa Court Hampton Park VIC 3976	\$621,000	29-Mar-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: 10 June 2021

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6 Horizon Boulevard Hampton Park VIC 3976 Sold Price ^{RS} **\$650,000** Sold Date **03-May-21**
 Distance **0.58km**

3 2 2



5 Katherine Court Hampton Park VIC 3976 Sold Price **\$630,000** Sold Date **18-Dec-20**
 Distance **0.82km**

3 2 2



15 Melissa Court Hampton Park VIC 3976 Sold Price **\$621,000** Sold Date **29-Mar-21**
 Distance **0.97km**

3 2 2

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

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