

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

8 Catherine Edey Place 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Hampton Park

Period-from

01 Feb 2020

to

31 Jan 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 Meredith Crescent Hampton Park VIC 3976	\$555,000	07-Jan-21
4 Dianna Court Hampton Park VIC 3976	\$565,000	07-Aug-20
23 Central Road Hampton Park VIC 3976	\$586,000	24-Oct-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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6 Meredith Crescent Hampton Park VIC 3976

Sold Price

^{RS} **\$555,000**

Sold Date

07-Jan-21

 3  2  2

Distance

0.6km



4 Dianna Court Hampton Park VIC 3976

Sold Price

\$565,000

Sold Date

07-Aug-20

 3  2  2

Distance

0.79km



23 Central Road Hampton Park VIC 3976

Sold Price

\$586,000

Sold Date

24-Oct-20

 3  2  2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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