

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 CORNELL 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,000

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

7 EMMA COURT HAMPTON PARK VIC 3976	\$652,500	13-Dec-24
9 BILL PLACE HAMPTON PARK VIC 3976	\$570,000	06-Aug-24
6 CORNELL PLACE HAMPTON PARK VIC 3976	\$625,000	16-Oct-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.~~

This Statement of Information was prepared on: 03 February 2025



7 EMMA COURT HAMPTON PARK VIC 3976

Sold Price

RS

\$652,500

Sold Date

13-Dec-24

 3

 1

 1

Distance

0.33km



9 BILL PLACE HAMPTON PARK VIC 3976

Sold Price

\$570,000

Sold Date

06-Aug-24

 3

 1

 -

Distance

0.07km



6 CORNELL PLACE HAMPTON PARK VIC 3976

Sold Price

\$625,000

Sold Date

16-Oct-24

 3

 1

 -

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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