# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address cluding suburb and postcode	13 LANDSCAPE BOULEVARD, HAMPTON PARK
postcode	

## Indicative selling price

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Single price	\$*	or range between	\$720,000	&	\$792,000
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# Median sale price

Median price	\$665,000		Property type HOUSE			Suburb	Hampton Park, 3976
Period - From	01.06.2024	to	31.05.2025	Source	RealEstate.Com & PriceFinder		PriceFinder

### 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 six 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
1. 29 Vision Drive, Hampton Park	\$750,000	25.03.2025
2. 1 Cisticola Street, Narre Warren	\$790,000	22.04.2025
3. 2/15 Parkland Ave, Hampton Park	\$740,000	23.04.2025





#### 1 CISTICOLA ST. NARRE WARREN 3805

Sale Price: \$790,000 (Normal Sale) Sale Date: 22/04/2025 Original Price: \$750,000 - \$805,000

Final Price: \$780,000 - \$820,000 RPD: 29//PS738537

Features:

Features:

Property Type: House Property Area: 324m² Original % Chg: Final % Chg: Days to Sell: 31 Distance: 1.7km



#### 29 VISION DR, HAMPTON PARK 3976

Sale Price: \$750,000 (Normal Sale) 25/03/2025 Sale Date: Original Price: \$700,000 - \$770,000 Final Price: \$700,000 - \$770,000 RPD:

23//PS828400

Property Type: House Property Area: 191m<sup>2</sup> Original % Chg: Final % Chg: Days to Sell: 25

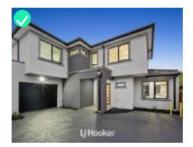
Distance:

3

**a** 1

87m

A B 3 B 2



# 2/15 PARKLAND AVE, HAMPTON PARK 39... 🚍 4 🗦 3 🚓 2 🖉

\$740,000 (Recent Advice - Sale) Sale Price: 23/04/2025 Sale Date:

Original Price: \$600,000 - \$650,000 Final Price: \$690,000 - \$759,000 RPD: 33//LP54141

Features: AIR CONDITIONED, BUILD YR: 2024, STORE...

Property Type: Unit Property Area: 616m<sup>2</sup> Original % Chg:

Final % Chg: Days to Sell: 141 Distance: 1.5km

