

## 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

14 BELLVUE COURT HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$699,999

&

\$769,988

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2024

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 4 GLEN COURT HAMPTON PARK VIC 3976      | \$755,000 | 06-May-25 |
| 19 WINNIMA AVENUE HAMPTON PARK VIC 3976 | \$730,000 | 06-Mar-25 |
| 2 HAYES ROAD HAMPTON PARK VIC 3976      | \$753,000 | 28-Apr-25 |

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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#### 4 GLEN COURT HAMPTON PARK VIC 3976

 4  1  -

Sold Price

**\$755,000**

Sold Date **06-May-25**

Distance **0.44km**



#### 19 WINNIMA AVENUE HAMPTON PARK VIC 3976

 4  2  2

Sold Price

**\$730,000**

Sold Date **06-Mar-25**

Distance **0.45km**



#### 2 HAYES ROAD HAMPTON PARK VIC 3976

 4  1  -

Sold Price

**\$753,000**

Sold Date **28-Apr-25**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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