

## 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 SUNSHINE COURT HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

|                                                |        |           |
|------------------------------------------------|--------|-----------|
| 3/25 SAXONWOOD DRIVE NARRE WARREN VIC 3805     | 563000 | 08-Oct-24 |
| 10/290 CENTRE ROAD NARRE WARREN SOUTH VIC 3805 | 580000 | 10-Jan-25 |
| 5/34-36 POUND ROAD HAMPTON PARK VIC 3976       | 560000 | 05-Sep-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: 12 February 2025



**3/25 SAXONWOOD DRIVE NARRE  
WARREN VIC 3805**

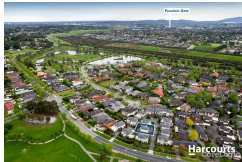
2 2 1

Sold Price

**563000**

Sold Date **08-Oct-24**

Distance **4.44km**



**10/290 CENTRE ROAD NARRE  
WARREN SOUTH VIC 3805**

2 2 1

Sold Price

<sup>RS</sup> **580000**

Sold Date **10-Jan-25**

Distance **4.8km**



**5/34-36 POUND ROAD HAMPTON  
PARK VIC 3976**

2 1 1

Sold Price

**560000**

Sold Date **05-Sep-24**

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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