

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 Tekarra Drive, Hampton Park, VIC 3976
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$665,000	&	\$695,000
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Median sale price

Median price	NA	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/10/2023	to	30/09/2024	Source	Pricefinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
16 THE GRANGE, HAMPTON PARK VIC 3976	\$690,000	08/10/2024
13 TALBOT COURT, HAMPTON PARK VIC 3976	\$690,105	02/09/2024
8 JENNER COURT, HAMPTON PARK VIC 3976	\$692,500	04/10/2024

This Statement of Information was prepared on: 04/12/2024