

## 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 WESTMINSTER 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1 ISAAC EDEY PLACE HAMPTON PARK VIC 3976  | \$633,000 | 31-Jul-24 |
| 33 CUMBERLAND CHASE HAMPTON PARK VIC 3976 | \$650,000 | 13-Aug-24 |
| 38 STRONG DRIVE HAMPTON PARK VIC 3976     | \$673,000 | 30-May-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: 25 November 2024



**1 ISAAC EDEY PLACE HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price **\$633,000** Sold Date **31-Jul-24**

Distance **0.11km**



**33 CUMBERLAND CHASE  
HAMPTON PARK VIC 3976**

3 2 2

Sold Price **\$650,000** Sold Date **13-Aug-24**

Distance **0.45km**



**38 STRONG DRIVE HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price **\$673,000** Sold Date **30-May-24**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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