

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

6 CORNELL PLACE HAMPTON PARK VIC 3976

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2023

to

30 Sep 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

3 THELMA RISE HAMPTON PARK VIC 3976	\$600,000	20-Jun-24
4 LESLEY DRIVE HAMPTON PARK VIC 3976	\$620,000	01-Oct-24
19 HILLVIEW RISE HAMPTON PARK VIC 3976	\$635,105	13-Aug-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: 10 October 2024

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3 THELMA RISE HAMPTON PARK VIC 3976

 3  1  2

Sold Price

\$600,000

Sold Date

20-Jun-24

Distance

0.09km



4 LESLEY DRIVE HAMPTON PARK VIC 3976

 3  1  -

Sold Price

^{RS} **\$620,000**

Sold Date

01-Oct-24

Distance

0.44km



19 HILLVIEW RISE HAMPTON PARK VIC 3976

 3  1  2

Sold Price

^{RS} **\$635,105**

Sold Date

13-Aug-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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