

## 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 DAIRYFARM TERRACE 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jan 2024

to

31 Dec 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 10 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976 | \$670,000 | 02-Sep-24 |
| 2 VIEWSIDE WAY HAMPTON PARK VIC 3976          | \$662,000 | 07-Jan-25 |
| 13 THANOS COURT HAMPTON PARK VIC 3976         | \$670,000 | 03-Nov-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.~~

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**10 PRINCESS MARIA PLACE  
HAMPTON PARK VIC 3976**

 3  2  2

Sold Price **\$670,000** Sold Date **02-Sep-24**

Distance **0.87km**



**2 VIEWSIDE WAY HAMPTON PARK  
VIC 3976**

 3  2  2

Sold Price <sup>RS</sup> **\$662,000** Sold Date **07-Jan-25**

Distance **0.86km**



**13 THANOS COURT HAMPTON  
PARK VIC 3976**

 3  2  2

Sold Price **\$670,000** Sold Date **03-Nov-24**

Distance **0.8km**

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

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