

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

7 GREEN VALLEY CRESCENT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hampton Park

Period-from

01 Aug 2023

to

31 Jul 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

7 COTTAGE COURT HAMPTON PARK VIC 3976	\$587,000	03-Feb-24
13 ROBINSON CRESCENT HAMPTON PARK VIC 3976	\$550,000	11-Jan-24
4 URQUHART COURT HAMPTON PARK VIC 3976	\$590,000	12-Jan-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: 08 August 2024



**7 COTTAGE COURT HAMPTON
PARK VIC 3976**

 3  1  4

Sold Price **\$587,000** Sold Date **03-Feb-24**

Distance **0.15km**



**13 ROBINSON CRESCENT
HAMPTON PARK VIC 3976**

 3  2  4

Sold Price **\$550,000** Sold Date **11-Jan-24**

Distance **0.23km**



**4 URQUHART COURT HAMPTON
PARK VIC 3976**

 4  1  1

Sold Price **\$590,000** Sold Date **12-Jan-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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