

## 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

114 FORDHOLM ROAD HAMPTON PARK VIC 3976

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,676

Property type

House

Suburb

Hampton Park

Period-from

01 May 2023

to

30 Apr 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

5 LUKE COURT HAMPTON PARK VIC 3976	\$672,500	02-May-24
21 OAKLAND DRIVE HAMPTON PARK VIC 3976	\$662,000	08-Jan-24
30 VICTOR COURT HAMPTON PARK VIC 3976	\$690,000	22-Mar-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: 13 May 2024

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## 5 LUKE COURT HAMPTON PARK VIC 3976

3 2 2

Sold Price

<sup>RS</sup>

**\$672,500**

Sold Date **02-May-24**

Distance **0.57km**



## 21 OAKLAND DRIVE HAMPTON PARK VIC 3976

4 2 2

Sold Price

**\$662,000**

Sold Date **08-Jan-24**

Distance **1.01km**



## 30 VICTOR COURT HAMPTON PARK VIC 3976

3 2 2

Sold Price

**\$690,000**

Sold Date **22-Mar-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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