

# 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 13 Channelle Close, 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)

Price Range

\$660,000

&

\$695,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/01/2023

to

30/06/2023

Source

Pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
16 CLIVE STREET, HAMPTON PARK VIC 3976	\$690,000	13/05/2023
10 THANOS COURT, HAMPTON PARK VIC 3976	\$660,000	17/04/2023
19 HALLAM ROAD, HAMPTON PARK VIC 3976	\$660,000	09/04/2023

This Statement of Information was prepared on: 01/08/2023