

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

4 CANUNGRA CLOSE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2023

to

29 Feb 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

2 LEWISHAM CLOSE HAMPTON PARK VIC 3976	\$640,000	11-Oct-23
139 WARANA DRIVE HAMPTON PARK VIC 3976	\$625,500	03-Nov-23
5 KENDARI COURT HAMPTON PARK VIC 3976	\$672,000	19-Dec-23

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: 05 March 2024



2 LEWISHAM CLOSE HAMPTON PARK VIC 3976

 3  1  2

Sold Price

^{RS} **\$640,000**

Sold Date

11-Oct-23

Distance

0.17km



139 WARANA DRIVE HAMPTON PARK VIC 3976

 3  1  2

Sold Price

\$625,500

Sold Date

03-Nov-23

Distance

0.29km



5 KENDARI COURT HAMPTON PARK VIC 3976

 3  1  2

Sold Price

\$672,000

Sold Date

19-Dec-23

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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