

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 VALERIE COURT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Hampton Park

Period-from

01 Feb 2023

to

31 Jan 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 OWENS COURT HAMPTON PARK VIC 3976	\$641,500	13-Sep-23
12 ROBYN COURT HAMPTON PARK VIC 3976	\$590,000	04-Dec-23
15 GARNET COURT HAMPTON PARK VIC 3976	\$630,000	27-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: 29 February 2024


**7 OWENS COURT HAMPTON PARK
VIC 3976**
 3
  1
  2

Sold Price

\$641,500

Sold Date

13-Sep-23

Distance

0.49km

**12 ROBYN COURT HAMPTON PARK
VIC 3976**
 3
  2
  -

Sold Price

\$590,000

Sold Date

04-Dec-23

Distance

0.29km

**15 GARNET COURT HAMPTON
PARK VIC 3976**
 3
  1
  2

Sold Price

\$630,000

Sold Date

27-Dec-23

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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