

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

5 CLINE 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

\$630,000

&

\$690,000

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

4 CASH CLOSE HAMPTON PARK VIC 3976	\$687,500	16-Sep-22
10 ROBBINS WAY HAMPTON PARK VIC 3976	\$655,000	11-Sep-23
13 HAWKING AVENUE HAMPTON PARK VIC 3976	\$640,000	03-Oct-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: 23 February 2024



4 CASH CLOSE HAMPTON PARK VIC 3976

3 2 2

Sold Price

\$687,500

Sold Date

16-Sep-22

Distance

0.12km



10 ROBBINS WAY HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$655,000

Sold Date

11-Sep-23

Distance

0.14km



13 HAWKING AVENUE HAMPTON PARK VIC 3976

3 1 2

Sold Price

\$640,000

Sold Date

03-Oct-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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