

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 MOSIG 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

\$620,000

&

\$680,000

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
9 BRANTON DRIVE HAMPTON PARK VIC 3976	\$610,000	28-Apr-24
5 CLINE COURT HAMPTON PARK VIC 3976	\$680,000	22-Apr-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: 17 May 2024



**5 LUKE COURT HAMPTON PARK
VIC 3976**

3 2 2

Sold Price

^{RS} **\$672,500**

Sold Date **02-May-24**

Distance **0.11km**



**9 BRANTON DRIVE HAMPTON
PARK VIC 3976**

3 2 1

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date **28-Apr-24**

Distance **0.09km**



**5 CLINE COURT HAMPTON PARK
VIC 3976**

3 1 2

Sold Price

^{RS} **\$680,000**

Sold Date **22-Apr-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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