

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

6 BURLINGTON CHASE 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

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

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

1 LESLEY DRIVE HAMPTON PARK VIC 3976	\$710,000	13-Jan-24
55 EDEYS RUN HAMPTON PARK VIC 3976	\$650,000	31-Jan-24
17 MELISSA COURT HAMPTON PARK VIC 3976	\$655,000	21-Sep-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: 20 February 2024



**1 LESLEY DRIVE HAMPTON PARK
VIC 3976**

3 2 2

Sold Price

\$710,000

Sold Date

13-Jan-24

Distance

0.63km



**55 EDEYS RUN HAMPTON PARK
VIC 3976**

3 2 2

Sold Price

\$650,000

Sold Date

31-Jan-24

Distance

0.75km



**17 MELISSA COURT HAMPTON
PARK VIC 3976**

3 2 2

Sold Price

\$655,000

Sold Date

21-Sep-23

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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