

70 Landscape Boulevard
Hampton Park VIC 3976

BMG REAL ESTATE

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

70 Landscape Boulevard, Hampton Park VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ 599,000.00

Range between

&

Median sale price

Median price

\$646,000

*House

*Unit

Suburb

Hampton Park

Period - From

May 2023

to

April 2024

Source

REA

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 8 Compass Drive, Hampton Park Vic 3976	\$ 620,000.00	Mar 2024
2. 68 Landscape Boulevard, Hampton Park Vic 3976	\$ 599,000.00	April 2024
3. 35 Landscape Boulevard, Hampton Park Vic 3976	\$ 675,000.00	April 2024

AND-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 six months.*~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions