

## 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

88 STRABANE WAY HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$679,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,353

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2023

to

31 May 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
8 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976	\$732,000	03-Apr-24
16 PINNACLE WAY HAMPTON PARK VIC 3976	\$690,000	24-May-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.~~

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**5 LUKE COURT HAMPTON PARK  
VIC 3976**

3 2 2

Sold Price

<sup>RS</sup> **\$672,500**

Sold Date **02-May-24**

Distance **0.46km**



**8 PRINCESS MARIA PLACE  
HAMPTON PARK VIC 3976**

3 2 2

Sold Price

<sup>RS</sup> **\$732,000**

Sold Date **03-Apr-24**

Distance **0.75km**



**16 PINNACLE WAY HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **24-May-24**

Distance **1.24km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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