

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 9 Vanessa Drive, Hampton Park, VIC 3976

Indicative selling price

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

Price Range

\$650,000

&

\$700,000

Median sale price

Median price

NA

Property Type

House

Suburb

Springvale South (3172)

Period - From

01/07/2024

to

30/06/2024

Source

REA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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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
21 WARANA DRIVE, HAMPTON PARK VIC 3976	\$650,000	12/06/2024
20 BENAMBRA WAY, HAMPTON PARK VIC 3976	\$670,000	19/06/2024
11 WESTMINSTER COURT, HAMPTON PARK VIC 3976	\$650,000	17/06/2024

This Statement of Information was prepared on: 03/07/2024