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	33 MEREDITH CRESCENT 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	$678,000	&	$698,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Hampton Park
Period-from	01 Nov 2021	to	31 Oct 2022	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
12 BETH COURT HAMPTON PARK VIC 3976	$690,000	20-Sep-22
19 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976	$695,000	25-Jul-22
4 CASH CLOSE HAMPTON PARK VIC 3976	$687,500	16-Sep-22

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: 23 November 2022

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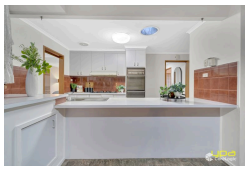


12 BETH COURT HAMPTON PARK VIC 3976

3 2 6

Sold Price RS **$690,000** Sold Date **20-Sep-22**

Distance **0.92km**



19 PRINCESS MARIA PLACE HAMPTON PARK VIC 3976

3 2 2

Sold Price **$695,000** Sold Date **25-Jul-22**

Distance **1.08km**



4 CASH CLOSE HAMPTON PARK VIC 3976

3 2 2

Sold Price **$687,500** Sold Date **16-Sep-22**

Distance **1.37km**

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

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