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	5 PARKES WAY 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	$688,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$649,000	Property type	House	Suburb	Hampton Park
Period-from	01 Oct 2022	to	30 Sep 2023	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
9 PRIDE COURT HAMPTON PARK VIC 3976	$697,000	20-Jul-23
11 HUNTINGTON DRIVE HAMPTON PARK VIC 3976	$700,000	19-Sep-23
57 EDEYS RUN HAMPTON PARK VIC 3976	$720,000	29-Jun-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: 23 October 2023

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9 PRIDE COURT HAMPTON PARK VIC 3976

4 2 6

Sold Price **$697,000** Sold Date **20-Jul-23**

Distance **0.45km**

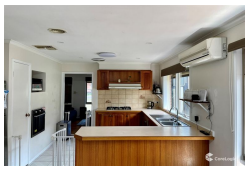


11 HUNTINGTON DRIVE HAMPTON PARK VIC 3976

4 2 2

Sold Price RS **$700,000** Sold Date **19-Sep-23**

Distance **1.11km**



57 EDEYS RUN HAMPTON PARK VIC 3976

4 2 2

Sold Price **$720,000** Sold Date **29-Jun-23**

Distance **1.45km**

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

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