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	7 GREEN VALLEY 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Hampton Park
Period-from	01 Aug 2023	to	31 Jul 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
7 COTTAGE COURT HAMPTON PARK VIC 3976	$587,000	03-Feb-24
13 ROBINSON CRESCENT HAMPTON PARK VIC 3976	$550,000	11-Jan-24
4 URQUHART COURT HAMPTON PARK VIC 3976	$590,000	12-Jan-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.~~

This Statement of Information was prepared on: 08 August 2024

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7 COTTAGE COURT HAMPTON PARK VIC 3976

3 1 4

Sold Price **$587,000** Sold Date **03-Feb-24**

Distance **0.15km**



13 ROBINSON CRESCENT HAMPTON PARK VIC 3976

3 2 4

Sold Price **$550,000** Sold Date **11-Jan-24**

Distance **0.23km**



4 URQUHART COURT HAMPTON PARK VIC 3976

4 1 1

Sold Price **$590,000** Sold Date **12-Jan-24**

Distance **0.49km**

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

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