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 Bellvue Court, Hampton Park, VIC 3976

Indicative selling price

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

Single price	$545,000	or range between		&

Median sale price

Median price	$ 669,000	Property type	House	Suburb	HAMPTON PARK
Period - From	16/12/2021	to	15/12/2022	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	6 Robbins Way, Hampton Park Vic 3976	$538,000	2022-09-13
2	38 The Grange Hampton Park Vic 3976	$555,000	2022-10-12
3	27 Lesley Drive, Hampton Park Vic 3976	$555,200	2022-11-30

This Statement of Information was prepared on: 16/12/2022

CONSUMER AFFAIRS VICTORIA