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<br>Including suburb and postcode | 16 KATE AVENUE 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 | $680,000 | & | $720,000 |

## 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 |
|---|---|---|
| 55 HIGHMOUNT DRIVE HAMPTON PARK VIC 3976 | $699,000 | 08-Aug-23 |
| 6 DUSK COURT HAMPTON PARK VIC 3976 | $700,000 | 28-Aug-23 |
| 5 MAHOGANY CLOSE HAMPTON PARK VIC 3976 | $705,000 | 23-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: 25 October 2023

john deo
P 0397028388
M 0411873123
E john.deo@ljhcasey.com.au



**55 HIGHMOUNT DRIVE HAMPTON PARK VIC 3976**

3 2 2

Sold Price **$699,000** Sold Date **08-Aug-23**

Distance **0.08km**




**6 DUSK COURT HAMPTON PARK VIC 3976**

3 2 2

Sold Price RS **$700,000** UN Sold Date **28-Aug-23**

Distance **0.15km**



**5 MAHOGANY CLOSE HAMPTON PARK VIC 3976**

3 2 2

Sold Price **$705,000** Sold Date **23-Jun-23**

Distance **0.34km**

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

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