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	3 COLEY COURT 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Hampton Park
Period-from	01 Nov 2023	to	31 Oct 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
12 SUNNYOAKS LANE HAMPTON PARK VIC 3976	$535,000	23-Jul-24
1 COLEY COURT HAMPTON PARK VIC 3976	$530,000	20-May-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.

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Peter Demos
P 0413111425
M 0413111425
E peter.demos@raywhite.com



12 SUNNYOAKS LANE HAMPTON PARK VIC 3976

2 1 1

Sold Price **$535,000** Sold Date **23-Jul-24**

Distance **1.73km**



1 COLEY COURT HAMPTON PARK VIC 3976

2 1 1

Sold Price **$530,000** Sold Date **20-May-24**

Distance **1.93km**

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

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