

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

9 MATTHEW 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2021

to

31 Aug 2022

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

6 KATHLEEN COURT HAMPTON PARK VIC 3976	\$790,000	27-Jun-22
5 INSAF COURT HAMPTON PARK VIC 3976	\$770,000	19-Aug-22
4 ALPHA CLOSE HAMPTON PARK VIC 3976	\$755,000	22-Jul-22

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: 19 September 2022



6 KATHLEEN COURT HAMPTON PARK VIC 3976

 4  2  2

Sold Price

^{RS} **\$790,000**

Sold Date

27-Jun-22

Distance

0.29km



5 INSAF COURT HAMPTON PARK VIC 3976

 4  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

19-Aug-22

Distance

0.7km



4 ALPHA CLOSE HAMPTON PARK VIC 3976

 4  2  2

Sold Price

^{RS} **\$755,000**

Sold Date

22-Jul-22

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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