

## 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

7A HIGHLAND AVENUE HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Other

Suburb

Hampton Park

Period-from

01 Jul 2022

to

30 Jun 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

3A PRINCESS MARIA PLACE HAMPTON PARK VIC 3976	\$660,000	17-Jul-23
2/13 CARMEN COURT HAMPTON PARK VIC 3976	\$645,000	23-Jun-23
2A MARSHALL COURT HAMPTON PARK VIC 3976	\$605,000	16-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.~~

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**3A PRINCESS MARIA PLACE  
HAMPTON PARK VIC 3976**

3 2 2

Sold Price <sup>RS</sup> **\$660,000** Sold Date **17-Jul-23**

Distance **1.03km**



**2/13 CARMEN COURT HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **23-Jun-23**

Distance **2.32km**



**2A MARSHALL COURT HAMPTON  
PARK VIC 3976**

3 2 1

Sold Price <sup>RS</sup> **\$605,000** Sold Date **16-Jun-23**

Distance **0.81km**

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

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