

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

31 LEOPOLD CRESCENT 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2023

to

31 Aug 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

66 HIGHMOUNT DRIVE HAMPTON PARK VIC 3976	\$750,000	19-Jan-24
20 BLUEGUM WAY HAMPTON PARK VIC 3976	\$680,000	01-Aug-24
4 LIBBY COURT HAMPTON PARK VIC 3976	\$680,000	20-Sep-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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**66 HIGHMOUNT DRIVE HAMPTON
PARK VIC 3976**

4 2 2

Sold Price **\$750,000** Sold Date **19-Jan-24**

Distance **0.86km**

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**20 BLUEGUM WAY HAMPTON
PARK VIC 3976**

4 2 2

Sold Price **\$680,000** Sold Date **01-Aug-24**

Distance **0.9km**

CoreLogic



**4 LIBBY COURT HAMPTON PARK
VIC 3976**

4 2 2

Sold Price ^{RS} **\$680,000** Sold Date **20-Sep-24**

Distance **1.38km**

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**52 LAUREN DRIVE HAMPTON
PARK VIC 3976**

4 2 2

Sold Price **\$751,000** Sold Date **16-Mar-24**

Distance **1.61km**

LJ Hooker

CoreLogic

RS = Recent sale UN = Undisclosed Sale

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