

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

14 DAIRYFARM TERRACE 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2021

to

28 Feb 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

10 ELLINDALE CLOSE HAMPTON PARK VIC 3976	\$830,500	25-Oct-21
23 SUMMIT COURT HAMPTON PARK VIC 3976	\$715,000	23-Oct-21
16 NIRRINGA DRIVE HAMPTON PARK VIC 3976	\$725,000	04-Dec-21

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: 13 March 2022



**10 ELLINDALE CLOSE HAMPTON
PARK VIC 3976**

5 2 2

Sold Price

\$830,500

Sold Date

25-Oct-21

Distance

0.6km



**23 SUMMIT COURT HAMPTON
PARK VIC 3976**

5 2 5

Sold Price

\$715,000

Sold Date

23-Oct-21

Distance

0.89km



**16 NIRRINGA DRIVE HAMPTON
PARK VIC 3976**

5 2 2

Sold Price

\$725,000

Sold Date

04-Dec-21

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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