

## 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

7 Ridge Court 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Denver Court Hampton Park VIC 3976	\$505,000	26-Sep-19
14 Geraldine Drive Hampton Park VIC 3976	\$510,000	26-Oct-19
16 The Fairway Hampton Park VIC 3976	\$500,000	14-Oct-19

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: 29 November 2019



**7 Denver Court Hampton Park VIC 3976**

 3  1  1

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**26-Sep-19**

Distance

**0.77km**



**14 Geraldine Drive Hampton Park VIC 3976**

 3  1  2

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**26-Oct-19**

Distance

**1.17km**



**16 The Fairway Hampton Park VIC 3976**

 3  1  2

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**14-Oct-19**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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