

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

2 MEDINAH RISE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

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

2/30 SIMON COURT HAMPTON PARK VIC 3976	\$515,500	10-Aug-24
1/6-8 STRABANE WAY HAMPTON PARK VIC 3976	\$495,000	26-Mar-24
1/52 IVAN CRESCENT HAMPTON PARK VIC 3976	\$525,500	09-Jun-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.~~

This Statement of Information was prepared on: 09 September 2024

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**2/30 SIMON COURT HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price

^{RS} **\$515,500** Sold Date **10-Aug-24**

Distance **1.37km**



**1/6-8 STRABANE WAY HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price

\$495,000 Sold Date **26-Mar-24**

Distance **1.88km**



**1/52 IVAN CRESCENT HAMPTON
PARK VIC 3976**

 2  1  1

Sold Price

\$525,500 Sold Date **09-Jun-24**

Distance **1.89km**

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

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