

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

55 HIGHMOUNT DRIVE 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

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

| | | |
|--|-----------|-----------|
| 60 FILMER CRESCENT NARRE WARREN SOUTH VIC 3805 | \$640,000 | 20-Feb-23 |
| 34 FILMER CRESCENT NARRE WARREN SOUTH VIC 3805 | \$670,000 | 05-Jul-23 |
| 2A ELLIOTT PARADE LYNBROOK VIC 3975 | \$710,000 | 08-May-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.~~

This Statement of Information was prepared on: 28 July 2023



**60 FILMER CRESCENT NARRE
 WARREN SOUTH VIC 3805**

 3  2  2

Sold Price **\$640,000** Sold Date **20-Feb-23**

Distance **1.35km**



**34 FILMER CRESCENT NARRE
 WARREN SOUTH VIC 3805**

 3  2  2

Sold Price ^{RS} **\$670,000** Sold Date **05-Jul-23**

Distance **1.39km**



**2A ELLIOTT PARADE LYNBROOK
 VIC 3975**

 3  2  2

Sold Price **\$710,000** Sold Date **08-May-23**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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