

## 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

12 MEDUNO DRIVE 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

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,676

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2023

to

31 May 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

153 ORMOND ROAD HAMPTON PARK VIC 3976	\$662,500	30-Jan-24
18 KAROONDA WAY HAMPTON PARK VIC 3976	\$749,000	23-Feb-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: 04 June 2024

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**153 ORMOND ROAD HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price **\$662,500** Sold Date **30-Jan-24**

Distance **1.56km**



**18 KAROONDA WAY HAMPTON  
PARK VIC 3976**

3 2 2

Sold Price <sup>RS</sup> **\$749,000** Sold Date **23-Feb-24**

Distance **0.94km**

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

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