

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 3/4 Daryl Court, Hampton Park, VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$495,000

&

\$539,000

Median sale price

Median price

\$516,250

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/04/2023

to

30/09/2023

Source

Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 4 CULCAIRN CRT, NARRE WARREN SOUTH, VIC 3805 | \$518,000 | 09/10/2023 |
| 90 POUND RD, HAMPTON PARK, VIC 3976 | \$507,000 | 11/05/2023 |
| 2/152 SOMERVILLE RD, HAMPTON PARK, VIC 3976 | \$512,500 | 03/07/2023 |

This Statement of Information was prepared on: 27/09/2023