

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	44 Michelle Drive, Hampton Park, VIC 3976
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$645,000	&	\$695,000
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Median sale price

Median price	\$675,000	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/01/2024	to	30/06/2024	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
11 WREN STREET, HAMPTON PARK VIC 3976	\$690,000	24/06/2024
11 WESTMINSTER COURT, HAMPTON PARK VIC 3976	\$650,000	17/06/2024
20 BENAMBRA WAY, HAMPTON PARK VIC 3976	\$670,000	19/06/2024

This Statement of Information was prepared on: 05/09/2024