

## 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

5A PASCUZZI COURT HAMPTON PARK VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,500

Property type

House

Suburb

Hampton Park

Period-from

01 Jun 2024

to

31 May 2025

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

5 PASCUZZI COURT HAMPTON PARK VIC 3976	\$660,000	03-Feb-25
9 INDRA STREET HAMPTON PARK VIC 3976	\$660,000	19-Mar-25
25 VISION DRIVE HAMPTON PARK VIC 3976	\$661,000	07-Mar-25

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.~~

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**5 PASCUZZI COURT HAMPTON PARK VIC 3976**

 3  2  1

Sold Price **\$660,000** Sold Date **03-Feb-25**

Distance **0.01km**



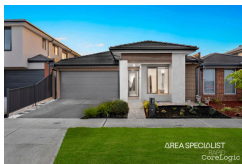
**9 INDRA STREET HAMPTON PARK VIC 3976**

 3  2  2

Sold Price

Sold Date **19-Mar-25**

Distance **0.26km**



**25 VISION DRIVE HAMPTON PARK VIC 3976**

 3  2  2

Sold Price

**\$661,000** Sold Date **07-Mar-25**

Distance **0.27km**

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

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