

## 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

2 SUNSHINE 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

\$510,000

&

\$540,000

### 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

14 SUNSHINE COURT HAMPTON PARK VIC 3976	\$560,000	20-Feb-25
8 SUNSHINE COURT HAMPTON PARK VIC 3976	\$516,500	20-Sep-24
62A WARANA DRIVE HAMPTON PARK VIC 3976	\$537,000	27-May-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.~~

This Statement of Information was prepared on: 12 May 2025



## 14 SUNSHINE COURT HAMPTON PARK VIC 3976

2 2 1

Sold Price **\$560,000** Sold Date **20-Feb-25**

Distance **0km**



## 8 SUNSHINE COURT HAMPTON PARK VIC 3976

2 2 2

Sold Price **\$516,500** Sold Date **20-Sep-24**

Distance **0km**



## 62A WARANA DRIVE HAMPTON PARK VIC 3976

2 1 1

Sold Price <sup>RS</sup> **\$537,000** <sup>UN</sup> Sold Date **27-May-25**

Distance **1.65km**

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

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