



STATEMENT OF INFORMATION

16/132 SOMERVILLE ROAD, HAMPTON PARK, VIC 3976

PREPARED BY RICHARD KURZ, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16/132 SOMERVILLE ROAD, HAMPTON

3 1 2

Indicative Selling Price

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

Price Range: 350,000 to 385,000

Provided by: Richard Kurz, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (Unit)

\$333,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/115 FORDHOLM RD, HAMPTON PARK, VIC

3 1 2

Sale Price

***\$340,000**

Sale Date: 05/07/2017

Distance from Property: 518m



23 WINNIMA AVE, HAMPTON PARK, VIC 3976

3 1 2

Sale Price

\$378,000

Sale Date: 23/05/2017

Distance from Property: 716m



27 ALMA RD, HAMPTON PARK, VIC 3976

2 1 1

Sale Price

\$375,000

Sale Date: 24/02/2017

Distance from Property: 826m



This report has been compiled on 25/07/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16/132 SOMERVILLE ROAD, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

350,000 to 385,000

Median sale price

Median price

\$333,000

House

Unit

X


Suburb

HAMPTON PARK

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
1/115 FORDHOLM RD, HAMPTON PARK, VIC 3976	*\$340,000	05/07/2017
23 WINNIMA AVE, HAMPTON PARK, VIC 3976	\$378,000	23/05/2017
27 ALMA RD, HAMPTON PARK, VIC 3976	\$375,000	24/02/2017