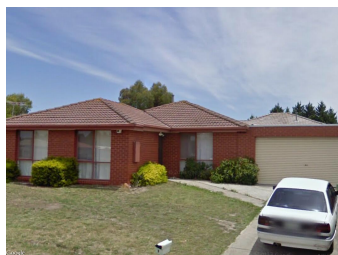


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ROWLAND CLOSE, HAMPTON PARK,

 3  2  4

Indicative Selling Price

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

Price Range: \$530,000 to \$580,000

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$450,000

01 July 2016 to 30 June 2017

Provided by: 

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.



8 MATTHEW CRT, HAMPTON PARK, VIC 3976

 3  2  2

Sale Price

***\$546,000**

Sale Date: 08/09/2017

Distance from Property: 1.5km



16 GENERAL JOSHUA DR, HAMPTON PARK,

 3  2  2

Sale Price

***\$565,500**

Sale Date: 08/07/2017

Distance from Property: 1.8km



13 TYALLA CRT, HAMPTON PARK, VIC 3976

 3  2  2

Sale Price

\$570,000

Sale Date: 05/04/2017

Distance from Property: 1.6km



This report has been compiled on 22/09/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1 ROWLAND CLOSE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

HAMPTON PARK

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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
8 MATTHEW CRT, HAMPTON PARK, VIC 3976	*\$546,000	08/09/2017
16 GENERAL JOSHUA DR, HAMPTON PARK, VIC 3976	*\$565,500	08/07/2017
13 TYALLA CRT, HAMPTON PARK, VIC 3976	\$570,000	05/04/2017