

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



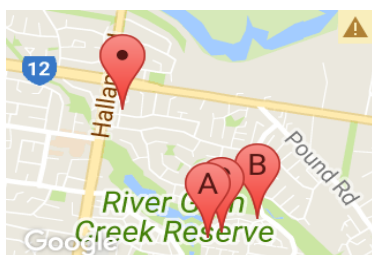
17 DELACOMBE DRIVE, HAMPTON PARK,  3  2  1

Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$467,500

01 October 2016 to 30 September 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.



38 CUMBERLAND CH, HAMPTON PARK, VIC  3  2  1

Sale Price

***\$520,500**

Sale Date: 05/09/2017

Distance from Property: 1.1km



46 RALPH CRES, HAMPTON PARK, VIC 3976  3  2  1

Sale Price

***\$525,000**

Sale Date: 05/10/2017

Distance from Property: 1.2km



9 SANDHURST MEWS, HAMPTON PARK, VIC  3  2  1

Sale Price

***\$565,000**

Sale Date: 07/08/2017

Distance from Property: 1.1km



This report has been compiled on 19/10/2017 by Keen Real Estate. 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

17 DELACOMBE DRIVE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$467,500

House

X

Unit

Suburb

HAMPTON PARK

Period

01 October 2016 to 30 September 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
38 CUMBERLAND CH, HAMPTON PARK, VIC 3976	*\$520,500	05/09/2017
46 RALPH CRES, HAMPTON PARK, VIC 3976	*\$525,000	05/10/2017
9 SANDHURST MEWS, HAMPTON PARK, VIC 3976	*\$565,000	07/08/2017