



# STATEMENT OF INFORMATION

1/17-19 HAMPTON DRIVE, HAMPTON PARK, VIC 3976

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/17-19 HAMPTON DRIVE, HAMPTON**

 2  1  1

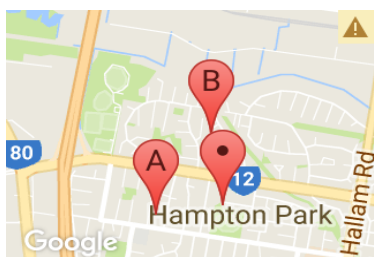
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$349,000 to \$379,000**

Provided by: Shan Dias, Wise Group

## MEDIAN SALE PRICE



**HAMPTON PARK, VIC, 3976**

Suburb Median Sale Price (Unit)

**\$373,250**

01 January 2017 to 31 December 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.



**4/4 HAYES RD, HAMPTON PARK, VIC 3976**

 2  1  1

Sale Price

**\*\$350,000**

Sale Date: 27/12/2017

Distance from Property: 444m



**4/46 BECKINGTON CRES, HAMPTON PARK,**

 2  1  1

Sale Price

**Price Withheld**

Sale Date: 21/12/2017

Distance from Property: 506m



**4 ASHFORD CL, HAMPTON PARK, VIC 3976**

 2  1  1

Sale Price

**\*\$500,000**

Sale Date: 20/11/2017

Distance from Property: 734m

This report has been compiled on 02/02/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

1/17-19 HAMPTON DRIVE, HAMPTON PARK, VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$349,000 to \$379,000

### Median sale price

Median price

\$373,250

House

Unit

X

Suburb

HAMPTON PARK

Period

01 January 2017 to 31 December 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
4/4 HAYES RD, HAMPTON PARK, VIC 3976	*\$350,000	27/12/2017
4/46 BECKINGTON CRES, HAMPTON PARK, VIC 3976	Price Withheld	21/12/2017
4 ASHFORD CL, HAMPTON PARK, VIC 3976	*\$500,000	20/11/2017