



STATEMENT OF INFORMATION

103 WARANA DRIVE, HAMPTON PARK, VIC 3976

PREPARED BY MARIE LEONG , WISE GROUP, PHONE: 0450 105 165

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103 WARANA DRIVE, HAMPTON PARK,

 3  1  2

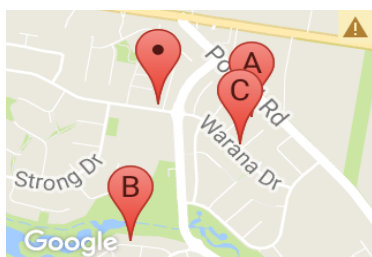
Indicative Selling Price

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

Price Range: 490,000.00 to 530,000.00

Provided by: Marie Leong, Wise Group

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$500,000

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.



12 HAUGHTON CRT, HAMPTON PARK, VIC

 3  2  5

Sale Price

****\$530,000**

Sale Date: 01/02/2018

Distance from Property: 307m



19 CUMBERLAND CH, HAMPTON PARK, VIC

 3  1  2

Sale Price

****\$500,000**

Sale Date: 26/01/2018

Distance from Property: 493m



125 WARANA DR, HAMPTON PARK, VIC 3976

 3  2  1

Sale Price

\$465,000

Sale Date: 27/11/2017

Distance from Property: 300m



This report has been compiled on 27/03/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - 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

103 WARANA DRIVE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range: 490,000.00 to 530,000.00

Median sale price

Median price

\$500,000

House

Unit

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
12 HAUGHTON CRT, HAMPTON PARK, VIC 3976	**\$530,000	01/02/2018
19 CUMBERLAND CH, HAMPTON PARK, VIC 3976	**\$500,000	26/01/2018
125 WARANA DR, HAMPTON PARK, VIC 3976	\$465,000	27/11/2017