



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14/22 SOMERVILLE ROAD, HAMPTON

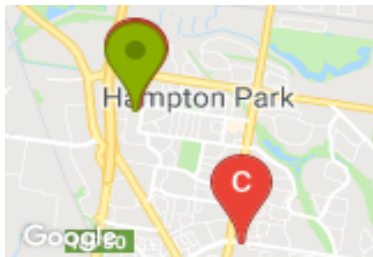
3 bedrooms, 1 bathroom, 1 car

Indicative Selling Price

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

Price Range: **\$380,000 to \$418,000**

### MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (Unit)

**\$425,000**

01 October 2017 to 30 September 2018

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.



6/22 SOMERVILLE RD, HAMPTON PARK, VIC

3 bedrooms, 1 bathroom, 1 car

Sale Price

**\$410,000**

Sale Date: 07/08/2018

Distance from Property: 53m



29/22 SOMERVILLE RD, HAMPTON PARK, VIC

3 bedrooms, 1 bathroom, 1 car

Sale Price

**\$415,000**

Sale Date: 10/07/2018

Distance from Property: 75m



5/12 STELLATO PL, HAMPTON PARK, VIC 3976

3 bedrooms, 2 bathrooms, 1 car

Sale Price

**\$450,000**

Sale Date: 10/04/2018

Distance from Property: 2.3km

This report has been compiled on 01/10/2018 by Keen Real Estate. 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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode:

### Indicative selling price

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

Price Range:

### Median sale price

Median price:

House

Unit

Suburb:

Period:

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
6/22 SOMERVILLE RD, HAMPTON PARK, VIC 3976	\$410,000	07/08/2018
29/22 SOMERVILLE RD, HAMPTON PARK, VIC 3976	\$415,000	10/07/2018
5/12 STELLATO PL, HAMPTON PARK, VIC 3976	\$450,000	10/04/2018