

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 30 GERALDINE DRIVE, HAMPTON

3 1 3

#### Indicative Selling Price

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

Price Range: **\$520,000 to \$570,000**

## MEDIAN SALE PRICE



### HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

**\$503,500**

01 January 2019 to 31 December 2019

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.



### 3 MEDINAH RISE, HAMPTON PARK, VIC 3976

3 1 2

Sale Price

**\*\$550,000**

Sale Date: 20/01/2020

Distance from Property: 1.3km



### 11 WESTMINSTER CRT, HAMPTON PARK,

3 1 2

Sale Price

**\$530,000**

Sale Date: 02/10/2019

Distance from Property: 1.2km



### 26 STRONG DR, HAMPTON PARK, VIC

3 1 2

Sale Price

**\$535,000**

Sale Date: 09/09/2019

Distance from Property: 1.6km



This report has been compiled on 26/02/2020 by Keen Real Estate. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**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.

### Property offered for

Address  
Including suburb and

30 GERALDINE 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: \$520,000 to \$570,000

### Median sale price

Median price

\$503,500

Property type

House

Suburb

HAMPTON PARK

Period

01 January 2019 to 31 December 2019

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

#### Price

#### Date of sale

3 MEDINAH RISE, HAMPTON PARK, VIC 3976	*\$550,000	20/01/2020
11 WESTMINSTER CRT, HAMPTON PARK, VIC 3976	\$530,000	02/10/2019
26 STRONG DR, HAMPTON PARK, VIC 3976	\$535,000	09/09/2019

This Statement of Information was prepared

26/02/2020