



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 9 Ellaswood Court, HAMPTON PARK 3976

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$420,000 - \$440,000**

### Median sale price

Median **House** for **HAMPTON PARK** for period **Sep 2019 - Oct 2019**

Sourced from <https://www.realestate.com.au/neighbourh>.

**\$510,000**

### 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 the most comparable to the property for sale.

**39 Ormond Road,**  
Hampton Park 3976

Price **\$425,000** Sold 26 May  
2019

**20 Stratus Court,**  
Hampton Park 3976

Price **\$430,000** Sold 27 April  
2019

**1 Edsall Close,**  
Hampton Park 3976

Price **\$430,000** Sold 17  
February 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from <https://www.realestate.com.au/neighbourh>.

### Pioneer Real Estate

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### Contact agents

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