

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 THE MEWS, HAMPTON PARK, VIC

 3  1  1

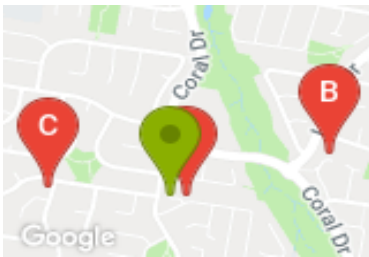
Indicative Selling Price

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

Price Range: \$470,000 to \$495,000

Provided by: Idriss Paykari, LJ Hooker Hampton Park

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$550,000

01 April 2018 to 30 June 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.



7 THE MEWS, HAMPTON PARK, VIC 3976

 3  2  1

Sale Price

\$520,000

Sale Date: 15/04/2018

Distance from Property: 54m



25 PAULINE CRT, HAMPTON PARK, VIC 3976

 3  1  -

Sale Price

\$480,000

Sale Date: 10/05/2018

Distance from Property: 541m



3 PINNACLE WAY, HAMPTON PARK, VIC 3976

 3  1  1

Sale Price

\$477,000

Sale Date: 13/02/2018

Distance from Property: 396m



This report has been compiled on 20/07/2018 by LJ Hooker Hampton Park. 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

2 THE MEWS, HAMPTON PARK, VIC

Indicative selling price

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

Price Range: \$470,000 to \$495,000

Median sale price

Median price

\$550,000

House

Unit

Suburb

HAMPTON PARK

Period

01 April 2018 to 30 June 2018

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
7 THE MEWS, HAMPTON PARK, VIC 3976	\$520,000	15/04/2018
25 PAULINE CRT, HAMPTON PARK, VIC 3976	\$480,000	10/05/2018
3 PINNACLE WAY, HAMPTON PARK, VIC 3976	\$477,000	13/02/2018