

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

11 BRIARLEY COURT, HAMPTON PARK VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$550,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000

*House

*Unit

Suburb HAMPTON PARK

Period - From MAY 2017

to APR2017

Source RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* 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
16 LESLEY DRIVE, HAMPTON PARK VIC 3976	\$551,000	08-MAY-18
9 DIANNA COURT, HAMPTON PARK VIC 3976	\$580,000	16-MAY-18
9 JESSICA DRIVE, HAMPTON PARK VIC 3976	\$555,000	06-FEB-18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

