

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 \$ or range between \$495,000 & \$525,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House *Unit Suburb Hampton Park

Period - From 01 Jan 2018 to 31 Dec 2018 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
14 Carmen Court Hampton Park VIC 3976	\$580,000	16-Jul-18
2 Meredith Crescent Hampton Park VIC 3976	\$520,000	14-Jul-18
39 Amber Drive Hampton Park VIC 3976	\$530,000	19-Aug-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.

