

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

48 Coral 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Hampton Park

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

44 Horizon Boulevard Hampton Park VIC 3976	\$570,000	24-Aug-19
1 The Spur Hampton Park VIC 3976	\$576,000	30-Aug-18
68 Justin Circuit Hampton Park VIC 3976	\$590,000	02-Oct-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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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**44 Horizon Boulevard Hampton Park VIC 3976**

 4  2  2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date **24-Aug-19**

Distance **0.95km**



**1 The Spur Hampton Park VIC 3976**

 4  2  -

Sold Price

**\$576,000**

Sold Date **30-Aug-18**

Distance **1.01km**

**Notes from your agent**

Land Area: 703 SQM  
Building Area: 144.5 SQM  
Year Built: 1992



**68 Justin Circuit Hampton Park VIC 3976**

 4  2  2

Sold Price

**\$590,000**

Sold Date **02-Oct-18**

Distance **1.2km**

**Notes from your agent**

Land Area: 791 SQM  
Building Area: 186 SQM  
Year Built: 1990

**RS** = Recent sale      **UN** = Undisclosed Sale

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