

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

54 Beckington Crescent 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 \$470,000 & \$530,000

Median sale price

(*Delete house or unit as applicable)

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

Period-from 01 Apr 2018 to 31 Mar 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 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
44 Ivan Crescent Hampton Park VIC 3976	\$500,000	15-Jan-19
19 Parkland Avenue Hampton Park VIC 3976	\$460,000	01-Dec-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.

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44 Ivan Crescent Hampton Park VIC 3976 Sold Price **\$500,000** Sold Date **15-Jan-19**

 3  2  1

Distance **1.57km**



19 Parkland Avenue Hampton Park VIC 3976 Sold Price **\$460,000** Sold Date **01-Dec-18**

 3  2  1

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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