



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

31 Parkland Avenue, Hampton Park, VIC 3976

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$535,000

MEDIAN SALE PRICE

Median price \$535,090 | House | Hampton Park (3976)

Period - From 1 August 2017 to 1 July 2018 | Source - corelogic

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
15 PARKLAND AVENUE, HAMPTON PARK VIC 3976	\$548,000	01/05/2018
2 BRETNALL COURT, HAMPTON PARK VIC 3976	\$535,000	19/04/2018
41 SOMERVILLE ROAD, HAMPTON PARK VIC 3976	\$532,500	26/02/2018