
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

2/71 Somerville Road, Hampton Park, VIC 3976

INDICATIVE SELLING PRICE

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

Range Between \$360,000 & \$390,000

MEDIAN SALE PRICE

Median price \$384,000 | House | Hampton Park (3976)

Period - From 1 July 2017 to 9 July 2018 | Source - www.realestate.com.au

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
30/22 SOMERVILLE ROAD, HAMPTON PARK VIC 3976	\$345,000	06/04/2018
3/4 PAYDON WAY, HAMPTON PARK VIC 3976	\$355,000	13/02/2018
1/17 HAMPTON DRIVE, HAMPTON PARK VIC 3976	\$365,000	07/02/2018