



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

4 Edgerton Court, Hampton Park, VIC 3976

INDICATIVE SELLING PRICE

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

Range Between \$560,000 & \$616,000

MEDIAN SALE PRICE

Median price \$528,500 | House | Hampton Park (3976)

Period - From 1 July 2017 to 1 June 2018 | Source - RP Data

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
19 BECKINGTON CRESCENT, HAMPTON PARK VIC 3976	\$650,000	19/02/2018
19 WINNIMA AVENUE, HAMPTON PARK VIC 3976	\$580,000	25/03/2018
18 THE FAIRWAY, HAMPTON PARK VIC 3976	\$581,000	14/06/2018