

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

15 Marshall Court, Hampton Park, VIC 3976

INDICATIVE SELLING PRICE

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

Range Between \$510,000 & \$560,000

MEDIAN SALE PRICE

Median price \$457,500 | House | Hampton Park (3976)

Period - From 30 October 2016 to 30 October 2017 | Source - www.realestate.com

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
11 MARK CT, HAMPTON PARK VIC 3976	\$485,000	03/10/2017
20 VILLAGE DR, HAMPTON PARK VIC 3976	\$500,000	28/09/2017
21 GARNET CT, HAMPTON PARK VIC 3976	\$540,000	21/08/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195