



STATEMENT OF INFORMATION

57 STRONG DRIVE, HAMPTON PARK, VIC 3976

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 STRONG DRIVE, HAMPTON PARK, VIC

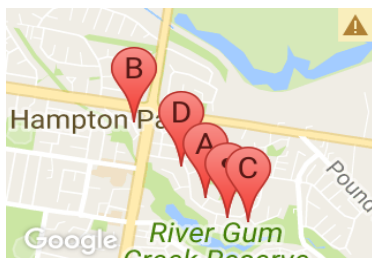
3 1 2

Indicative Selling Price

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

\$520,000 to \$572,000

SUBURB MEDIAN



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$457,500

01 January 2017 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



3 SARAH PL, HAMPTON PARK, VIC 3976

3 2 1

Sale Price

\$490,000

Sale Date: 24/04/2017

Distance from Property: 195m



7 VILLAGE DR, HAMPTON PARK, VIC 3976

3 1 2

Sale Price

***\$540,000**

Sale Date: 02/04/2017

Distance from Property: 913m



5 ELLINDALE CL, HAMPTON PARK, VIC 3976

3 2 2

Sale Price

\$510,000

Sale Date: 06/03/2017

Distance from Property: 139m



This report has been compiled on 08/06/2017 by Angela Brosche. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 STRONG DR, HAMPTON PARK, VIC 3976

 3  2  2

Sale Price

\$525,000

Sale Date: 11/02/2017

Distance from Property: 471m



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

57 STRONG DRIVE, HAMPTON PARK, VIC 3976

Indicative selling price

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

Single Price / Range

\$520,000 to \$572,000

Median sale price

Median price

\$457,500

House

X

Unit


Suburb

HAMPTON PARK

Period

01 January 2017 to 31 March 2017

Source



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
3 SARAH PL, HAMPTON PARK, VIC 3976	\$490,000	24/04/2017
7 VILLAGE DR, HAMPTON PARK, VIC 3976	*\$540,000	02/04/2017
5 ELLINDALE CL, HAMPTON PARK, VIC 3976	\$510,000	06/03/2017
3 STRONG DR, HAMPTON PARK, VIC 3976	\$525,000	11/02/2017