Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Hampton Drive, Hampton Park, VIC 3976

Indicative selling price

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

Price Range	$630,000	&	$670,000

Median sale price

Median price	$595,000	Property Type	House	Suburb	Hampton Park (3976)
Period - From	01/01/2021	to	30/06/2021	Source	Pricefinder

Comparable property sales

A 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
133 OAKTREE DRIVE, HAMPTON PARK VIC 3976	$670,000	17/07/2021
83 CORAL DRIVE, HAMPTON PARK VIC 3976	$655,000	21/06/2021
71 STRABANE WAY, HAMPTON PARK VIC 3976	$660,000	03/05/2021

This Statement of Information was prepared on: 10/09/2021