

## 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

5 Erin Court Hampton Park VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Hampton Park

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

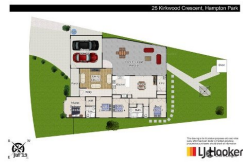
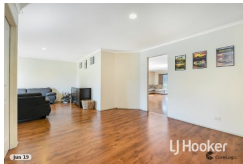
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 25 Kirkwood Crescent Hampton Park VIC 3976 | \$560,000 | 28-Aug-19 |
| 10 Dewpoint Crescent Hampton Park VIC 3976 | \$555,000 | 21-May-19 |
| 44 Horizon Boulevard Hampton Park VIC 3976 | \$570,000 | 24-Aug-19 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 November 2019

|                                                                                   |                                                                                                                                                                                                                                                                                                                  |                                                                                      |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  | <b>25 Kirkwood Crescent Hampton Park VIC 3976</b><br> 4  2  2 | Sold Price <b>\$560,000</b> Sold Date <b>28-Aug-19</b><br><br>Distance <b>0.78km</b> |
|  | <b>10 Dewpoint Crescent Hampton Park VIC 3976</b><br> 4  2  3 | Sold Price <b>\$555,000</b> Sold Date <b>21-May-19</b><br><br>Distance <b>0.83km</b> |
|  | <b>44 Horizon Boulevard Hampton Park VIC 3976</b><br> 4  2  2 | Sold Price <b>\$570,000</b> Sold Date <b>24-Aug-19</b><br><br>Distance <b>0.85km</b> |

RS = Recent sale      UN = Undisclosed Sale

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