

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 Short Road Hampton Park VIC 3976

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

2 Livingstone Rise Lynbrook VIC 3975	\$780,000	04-Aug-20
30 Aisbett Close Lynbrook VIC 3975	\$815,000	19-May-20
33 Filmer Crescent Narre Warren South VIC 3805	\$772,000	30-May-20

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: 30 October 2020



OBrien Real Estate

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2 Livingstone Rise Lynbrook VIC 3975

4 2 2

Sold Price

\$780,000

Sold Date **04-Aug-20**

Distance

0.79km



30 Aisbett Close Lynbrook VIC 3975

4 2 2

Sold Price

\$815,000

Sold Date **19-May-20**

Distance

1.43km



33 Filmer Crescent Narre Warren South VIC 3805

5 3 2

Sold Price

\$772,000

Sold Date **30-May-20**

Distance

2.89km

RS = Recent sale

UN = Undisclosed Sale

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