

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

10 Ralph Crescent 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Hampton Park

Period-from

01 Mar 2019

to

29 Feb 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

6 Finbar Court Narre Warren South VIC 3805	\$540,500	21-Jan-20
3 Bowman Close Narre Warren South VIC 3805	\$545,000	07-Nov-19
46 Central Road Hampton Park VIC 3976	\$605,000	05-Feb-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.~~

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Naval Aulakh
P 5911 5800
M 0401489262
E naval.aulakh@cranbourne.rh.com.au



6 Finbar Court Narre Warren South VIC 3805

3 2 2

Sold Price

\$540,500

Sold Date

21-Jan-20

Distance

0.95km



3 Bowman Close Narre Warren South VIC 3805

3 2 2

Sold Price

\$545,000

Sold Date

07-Nov-19

Distance

0.99km



46 Central Road Hampton Park VIC 3976

3 2 2

Sold Price

^{RS} **\$605,000**

Sold Date

05-Feb-20

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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