

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 4 Belalie Close, Hampton Park Vic 3976

Including suburb and
postcode

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 \$530,000 & \$560,000

Median sale price

Median price \$523,044 Property Type House Suburb Hampton Park

Period - From 22/6/2020 to 23/11/2020 Source RP Data Core Logic

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 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
1 69 Ormond Road, Hampton Park Vic 3976	\$538,000	14/8/2020
2 70 Amberley Park Drive, Narre Warren South Vic 3805	\$565,000	5/11/2020
3 4 Dianna Court, Hampton Park Vic 3976	\$565,000	7/8/2020

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 six months.

This Statement of Information was prepared on: 23/11/2020