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national**  
REAL ESTATE

# Neilson Partners

## 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  
Including suburb and  
postcode 20 Hazeldean Court, Hampton Park

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$475,000 & \$520,000

#### Median sale price

Median price \$520,000 \*House ☒ \*unit ☐ Suburb or locality Hampton Park

Period - From May 2017 to April 2018 Source Core Logic

#### Comparable property sales

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 Pound Road, Hampton Park	\$535,000	23/12/2017
2) 46 Green Valley Crescent, Hampton Park	\$512,000	06/04/2018
3) 14 Wynette Close, Hampton Park	\$530,000	06/05/2018