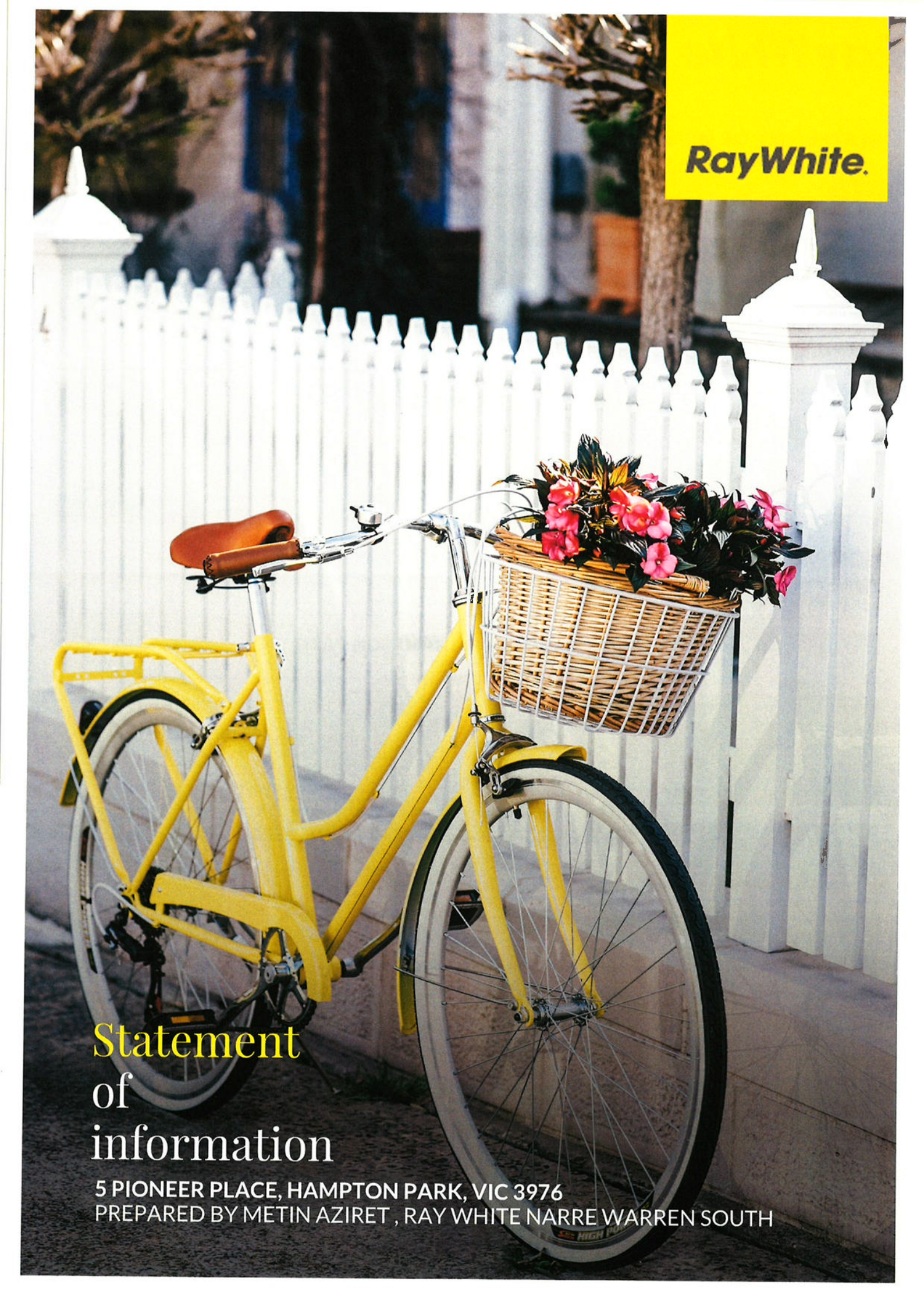


A photograph of a bright yellow bicycle leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background is slightly blurred, showing trees and a building.

RayWhite.

**Statement
of
information**

5 PIONEER PLACE, HAMPTON PARK, VIC 3976
PREPARED BY METIN AZIRET , RAY WHITE NARRE WARREN SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 PIONEER PLACE, HAMPTON PARK, VIC

4 bedrooms, 2 bathrooms, - car spaces

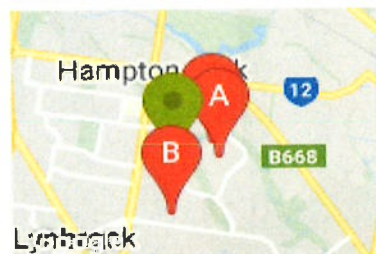
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$580,000 to \$625,000**

Provided by: Metin Aziret, Ray White Narre Warren South

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$550,000

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3 JAMES WYMAN PL, HAMPTON PARK, VIC

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

****\$638,000**

Sale Date: 13/04/2021

Distance from Property: 608m



8 STRATUS CRT, HAMPTON PARK, VIC 3976

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$620,000

Sale Date: 09/02/2021

Distance from Property: 777m



6 SANDHURST MEWS, HAMPTON PARK, VIC

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

****\$579,000**

Sale Date: 07/05/2021

Distance from Property: 589m



This report has been compiled on 10/05/2021 by Ray White Narre Warren South. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

5 PIONEER PLACE, HAMPTON PARK, VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$580,000 to \$625,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

HAMPTON PARK

Period

01 April 2020 to 31 March 2021

Source

 pricerfinder

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

3 JAMES WYMAN PL, HAMPTON PARK, VIC 3976	**\$638,000	13/04/2021
8 STRATUS CRT, HAMPTON PARK, VIC 3976	\$620,000	09/02/2021
6 SANDHURST MEWS, HAMPTON PARK, VIC 3976	**\$579,000	07/05/2021

This Statement of Information was prepared

10/05/2021