

## 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

20 Ralph Crescent Hampton Park VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 May 2019

to

30 Apr 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

8 Michelle Drive Hampton Park VIC 3976	\$567,500	14-Apr-20
48 Central Road Hampton Park VIC 3976	\$610,000	01-Apr-20
107 Pound Road Hampton Park VIC 3976	\$530,000	21-Apr-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: 19 May 2020



## OBrien Real Estate

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**8 Michelle Drive Hampton Park VIC 3976**

Sold Price

**\$567,500**

Sold Date

**14-Apr-20**

4 2 2

Distance

**0.84km**



**48 Central Road Hampton Park VIC 3976**

Sold Price

**\$610,000**

Sold Date

**01-Apr-20**

4 2 2

Distance

**1.59km**



**107 Pound Road Hampton Park VIC 3976**

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**21-Apr-20**

5 1 1

Distance

**1.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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