

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 30 Manatoka Crescent, Hampton Park

Indicative selling price

Range between: \$620,000 to \$650,000

Median sale price

Median Price: \$487,000 House Suburb: Hampton Park

Period - From: November 1st 2016 to October 30th 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



**7 Mahogany
Close Narre
Warren South**

4 Bed 2 Bath 2 Car

**Sold \$620,000
Date Sold 03/10/17
Land 569 SqM**



**255 Ormond
Road Narre
Warren South**

4 Bed 2 Bath 2 Car

**Sold \$621,000
Date Sold 16/08/17
Land 570 SqM**



**7 Kirra Close
Narre Warren
South**

4 Bed 2 Bath 2 Car

**Sold \$620,000
Date Sold 12/09/17
Land 522 SqM**
