

# 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

6a Daryl Court Hampton Park, 3976

## Indicative selling price

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

Range between \$450,000.00 & \$495,000.00

## Median sale price

Median price \$400,000.00 Property Type UNIT Suburb HAMPTON PARK

Period - From 01-Jan-2019 to 31-Dec-2019 Source Price Finder

## 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 | 4/280 Pound Road, Hampton Park          | \$512,500.00 | 16-Dec-2019  |
| 2 | 1/19 Kylie Court, Hampton Park          | \$450,000.00 | 06-Nov-2019  |
| 3 | 2/77 Springfield Crescent, Hampton Park | \$477,000.00 | 04-Nov-2019  |

This statement of information was prepared on 01-Jun-2020 at 12:43:41 PM EST