

STATEMENT OF INFORMATION

5/91 CAIRNS ROAD, HAMPTON PARK, VIC 3976

PREPARED BY JORN VAN DER HEIJDEN , RAY WHITE NARRE WARREN SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/91 CAIRNS ROAD, HAMPTON PARK,

2 1 1

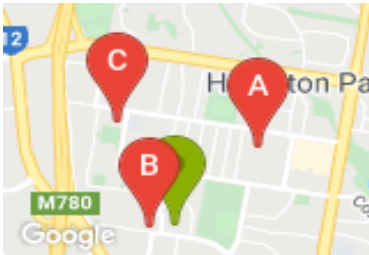
Indicative Selling Price

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

Price Range: \$325,000 to \$357,500

Provided by: Jorn Van Der Heijden , Ray White Narre Warren South

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (Unit)

\$390,000

01 April 2019 to 30 September 2019

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.



23/132 SOMERVILLE RD, HAMPTON PARK,

2 1 1

Sale Price

\$352,000

Sale Date: 07/06/2019

Distance from Property: 773m



5/99 CAIRNS RD, HAMPTON PARK, VIC

2 1 1

Sale Price

\$330,000

Sale Date: 29/06/2019

Distance from Property: 165m



20/22 SOMERVILLE RD, HAMPTON PARK,

3 1 1

Sale Price

\$325,000

Sale Date: 28/06/2019

Distance from Property: 829m



This report has been compiled on 22/11/2019 by Ray White Narre Warren South. Property Data Solutions Pty Ltd 2019 - 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

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

Address
Including suburb and

5/91 CAIRNS ROAD, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

\$325,000 to \$357,500

Median sale price

Median price

\$390,000

Property type

Unit

Suburb

HAMPTON PARK

Period

01 April 2019 to 30 September 2019

Source

pricfinder

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

Price

Date of sale

23/132 SOMERVILLE RD, HAMPTON PARK, VIC 3976	\$352,000	07/06/2019
5/99 CAIRNS RD, HAMPTON PARK, VIC 3976	\$330,000	29/06/2019
20/22 SOMERVILLE RD, HAMPTON PARK, VIC 3976	\$325,000	28/06/2019

This Statement of Information was prepared

22/11/2019