

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

7 Ironbark Close Hampton Park VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Hampton Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

19 Michelle Drive Hampton Park VIC 3976	\$550,000	23-Mar-19
44 Horizon Boulevard Hampton Park VIC 3976	\$570,000	24-Aug-19
30 Horizon Boulevard Hampton Park VIC 3976	\$571,750	11-Oct-19

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.~~

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OBrien Real Estate

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19 Michelle Drive Hampton Park VIC 3976

Sold Price

\$550,000

Sold Date

23-Mar-19

4 2 2

Distance

0.74km



44 Horizon Boulevard Hampton Park VIC 3976

Sold Price

\$570,000

Sold Date

24-Aug-19

4 2 2

Distance

0.77km



30 Horizon Boulevard Hampton Park VIC 3976

Sold Price

^{RS} **\$571,750** ^{UN}

Sold Date

11-Oct-19

4 2 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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