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	Prop	erty type		House	Suburb	Hampton Park
Period-from	01 Oct 2018	to	30 Sep 2	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.

This Statement of Information was prepared on: 22 October 2019



consumer.vic.gov.au

OBrien Real Estate

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\$550,000 Sold Date 23-Mar-19

Distance

0.74km





44 Horizon Boulevard Hampton Park VIC 3976	Sold Price	\$570,000 Sold Date 24-A	4-Aug-19	
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30 Horizon Boulevard Hampton Park VIC 3976		Sold Price	^{RS} \$571,750	Sold Date	11-Oct-19	
酉 4	2	ç⊇ 2			Distance	0.88km

RS = Recent sale UN = Undisclosed Sale

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