

# 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 Willow Drive, Hampton Park, VIC 3976

### Indicative selling price

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

Price Range

\$595,000

&

\$650,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Hampton Park (3976)

Period - From

01/03/2019

to

30/03/2021

Source

realestate.com.au

### Comparable property sales

**A** These are two 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
26 WINNIMA AVENUE, HAMPTON PARK VIC 3976	\$600,000	26/03/2021
14 COTHAM SQUARE, HAMPTON PARK VIC 3976	\$610,000	10/12/2021

**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 six months.

This Statement of Information was prepared on: 04/05/2021