

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

9 Candlebark 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jan 2019

to

31 Dec 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

4 Adley Place Hampton Park VIC 3976	\$520,000	26-Nov-19
1 Beech Place Hallam VIC 3803	\$530,000	12-Oct-19
7 Princess Maria Place Hampton Park VIC 3976	\$527,000	30-Nov-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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CoreLogic®

Sharon Dyer

P 03 9704 8899

M 0417 114 133

E sharon.dyer@grantsea.com.au



4 Adley Place Hampton Park VIC 3976

3 2 2

Sold Price

\$520,000 Sold Date 26-Nov-19

Distance 1.13km



1 Beech Place Hallam VIC 3803

3 2 1

Sold Price

\$530,000 Sold Date 12-Oct-19

Distance 1.22km



7 Princess Maria Place Hampton Park VIC 3976

3 2 2

Sold Price

\$527,000 Sold Date 30-Nov-19

Distance 1.29km

RS = Recent sale

UN = Undisclosed Sale

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