Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11/22 SOMERVILLE ROAD, HAMPTON PARK, VIC 3976

Indicative selling price

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

Single Price / Range	$390,000

Median sale price

Median price	$430,000	House		Unit	X	Suburb	HAMPTON PARK
Period	01 April 2016 to 31 March 2017	Source	pricefinder				

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 property	Price	Date of sale
2/19 KELLER CT, HAMPTON PARK, VIC 3976	$408,000	21/09/2016
2/58 SOMERVILLE RD, HAMPTON PARK, VIC 3976	$425,000	17/07/2016
7 DELACOMBE DR, HAMPTON PARK, VIC 3976	$380,000	14/09/2016