

STATEMENT OF INFORMATION

8 PITMAN COURT, HAMPTON PARK, VIC 3976

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 PITMAN COURT, HAMPTON PARK,

 3  1  2

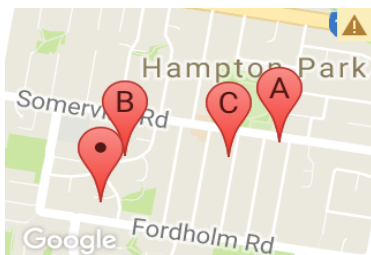
Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$475,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



126 SOMERVILLE RD, HAMPTON PARK,

 3  1  1

Sale Price

\$506,000

Sale Date: 22/07/2017

Distance from Property: 620m



11 KERRISON DR, HAMPTON PARK, VIC

 3  1  1

Sale Price

\$495,000

Sale Date: 19/06/2017

Distance from Property: 182m



7 PARKLAND AVE, HAMPTON PARK, VIC

 2  1  1

Sale Price

\$490,000

Sale Date: 27/06/2017

Distance from Property: 447m



This report has been compiled on 14/11/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

8 PITMAN COURT, HAMPTON PARK, VIC 3976

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$475,000

House

X

Unit

Suburb

HAMPTON PARK

Period

01 October 2016 to 30 September 2017

Source



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	Price	Date of sale
126 SOMERVILLE RD, HAMPTON PARK, VIC 3976	\$506,000	22/07/2017
11 KERRISON DR, HAMPTON PARK, VIC 3976	\$495,000	19/06/2017
7 PARKLAND AVE, HAMPTON PARK, VIC 3976	\$490,000	27/06/2017