

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 Candlebark Close, Hampton Park, VIC 3976

Indicative selling price

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

Single Price \$715,000

Median sale price

Median price \$505,000 Property Type House Suburb Hampton Park (3976)

Period - From 01/01/2019 to 31/12/2019 Source corelogic

Comparable property sales

A 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
3 CANDLEBARK CLOSE, HAMPTON PARK VIC 3976	\$583,000	23/12/2019
68 JUSTIN CIRCUIT, HAMPTON PARK VIC 3976	\$590,000	02/10/2018
26 COTHAM SQUARE, HAMPTON PARK VIC 3976	\$653,000	13/07/2018

This Statement of Information was prepared on: 13/01/2020