

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

8 Ironbark 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

*House

X

*Unit

Suburb

Hampton Park

Period-from

01 Apr 2018

to

31 Mar 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 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

4 Mahogany Close Hampton Park VIC 3976	\$500,000	21-Jan-19
38 The Parkway Hampton Park VIC 3976	\$565,500	14-Oct-18
1 Melissa Court Hampton Park VIC 3976	\$520,000	12-Mar-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 six months.~~

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4 Mahogany Close Hampton Park VIC 3976

Sold Price

^{RS} **\$500,000**

Sold Date

21-Jan-19

 3  2  2

Distance

0.07km



38 The Parkway Hampton Park VIC 3976

Sold Price

\$565,500

Sold Date

14-Oct-18

 3  2  2

Distance

0.3km



1 Melissa Court Hampton Park VIC 3976

Sold Price

^{RS} **\$520,000**

Sold Date

12-Mar-19

 3  2  2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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