

## 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

36A Winnima Avenue Hampton Park VIC 3976

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,500

Property type

Unit

Suburb

Hampton Park

Period-from

01 Jun 2019

to

31 May 2020

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

5/2 Ashford Close Hampton Park VIC 3976	\$437,000	26-Jan-20
3/2 Village Drive Hampton Park VIC 3976	\$430,000	20-Mar-20
6/5 Tarella Street Hampton Park VIC 3976	\$440,000	12-Mar-20

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.~~

This Statement of Information was prepared on: 19 June 2020