

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 17/132 Somerville Road Hampton Park 3976

### Indicative selling price

Range between: \$300,000 to 330,000

### Median sale price

Median Price: \$415,300     House   Suburb: Hampton Park  
Period - From: January 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### **1/5 Bride Avenue Hampton Park**

**2 Bed 1 Bath 1 Car**

**Sold \$316,000**  
**Date Sold 23/11/16**  
**Land 209SqM**



#### **2/4 Hayes Road Hampton Park**

**2 Bed 1 Bath 1 Car**

**Sold \$305,000**  
**Date Sold 19/02/17**  
**Land 197SqM**



#### **2/37 Ivan Crescent Hampton Park**

**2 Bed 1 Bath 2 Car**

**Sold \$315,000**  
**Date Sold 21/11/16**  
**Land 302SqM**