

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 78A Pound Road, Hampton Park VIC 3976

Indicative selling price

Range between: \$440,000 - \$480,000

Median sale price

Median Price: \$508,000 House Suburb: Hampton Park

Period - From: January 2018 to February 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.



1/3 Kylie Court Hampton Park

2 Bed 1 Bath 1 Car

Sold \$457,000
Date Sold 20/02/2018
Land 180 SqM



4A Ashford Close Hampton Park

2 Bed 1 Bath 1 Car

Sold \$500,000
Date Sold 20/11/2017
Land 206 SqM

The agents believes that there are no more comparable properties.