

# 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

4 Manning Close Hampton Park, 3976

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$520,000.00 & \$570,000.00

## Median sale price

Median price \$530,000.00 Property Type HOUSE Suburb HAMPTON PARK

Period - From 31-Mar-2020 to 30-Mar-2021 Source REA

## Comparable property sales

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 |
|---|-------------------------------------------|--------------|--------------|
| 1 | 6 Cash Close, Hampton Park, Vic 3976      | \$555,000.00 | 01-May-2021  |
| 2 | 2 Cotham Square Hampton Park VIC 3976     | \$534,000.00 | 01-May-2021  |
| 3 | 12 Greenhill Rise, Hampton Park, Vic 3976 | \$590,000.00 | 30-Apr-2021  |

This statement of information was prepared on 22-May-2021 at 11:08:36 AM EST