

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 3 Hallam Road Hampton Park VIC 3976

Indicative selling price

Range between: \$550,000 to \$600,000

Median sale price

Median Price: \$528,500 House Suburb: Hampton Park

Period - From: March 2018 to April 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.



38 Lauren Drive Hampton Park

3 Bed 2 Bath 2 Car

Sold \$580,000
Date Sold 15/03/2018
Land 572 SqM



4 Pascuzzi Court Hampton Park

3 Bed 2 Bath 2 Car

Sold \$585,000
Date Sold 29/05/2018
Land 466 SqM



9 Trawalla Court Hampton Park

3 Bed 2 Bath 2 Car

Sold \$595,000
Date Sold 06/06/2018
Land 733SqM