

## 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

21 Wren Street 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

\$460,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Hampton Park

Period-from

01 Jul 2019

to

30 Jun 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

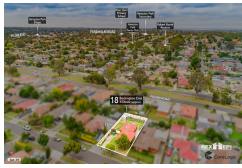
|   |           |           |
|---|-----------|-----------|
| 18 Beckington Crescent Hampton Park VIC 3976  | \$490,000 | 27-Jan-20 |
| 30 Verona Drive Hampton Park VIC 3976         | \$490,000 | 27-Apr-20 |
| 53 Springfield Crescent Hampton Park VIC 3976 | \$480,000 | 12-Feb-20 |

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: 17 July 2020

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## 18 Beckington Crescent Hampton Park VIC 3976

3 1 -

Sold Price

**\$490,000**

Sold Date

**27-Jan-20**

Distance

**0.77km**



## 30 Verona Drive Hampton Park VIC 3976

3 1 2

Sold Price

Sold Date

**27-Apr-20**

Distance

**1.07km**



## 53 Springfield Crescent Hampton Park VIC 3976

3 1 2

Sold Price

**\$480,000**

Sold Date

**12-Feb-20**

Distance

**1.39km**

RS = Recent sale

UN = Undisclosed Sale

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