

STATEMENT OF INFORMATION

5 BURLINGTON CHASE, HAMPTON PARK, VIC 3976

PREPARED BY MADHAWA & DILSHAN, WISE GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BURLINGTON CHASE, HAMPTON PARK,  3  2  2

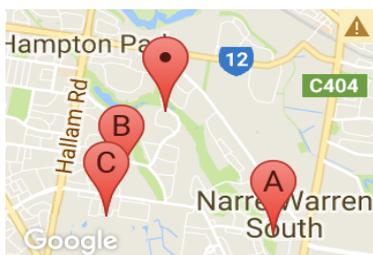
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$529,000 to \$549,000**

Provided by: Madhawa & Dilshan, Wise Group

MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (House)

\$525,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



31 ELIDA CRES, NARRE WARREN SOUTH, VIC  3  2  2

Sale Price

***\$590,000**

Sale Date: 10/04/2018

Distance from Property: 2.2km



7 DUSK CRT, HAMPTON PARK, VIC 3976  3  2  2

Sale Price

***\$530,000**

Sale Date: 04/04/2018

Distance from Property: 1.1km



26 REDWOOD AVE, HAMPTON PARK, VIC 3976  3  2  2

Sale Price

\$510,000

Sale Date: 21/12/2017

Distance from Property: 1.7km



This report has been compiled on 07/05/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

5 BURLINGTON CHASE, HAMPTON PARK, VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$529,000 to \$549,000

Median sale price

Median price

\$525,000

House

Unit

Suburb

HAMPTON PARK

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
31 ELIDA CRES, NARRE WARREN SOUTH, VIC 3805	*\$590,000	10/04/2018
7 DUSK CRT, HAMPTON PARK, VIC 3976	*\$530,000	04/04/2018
26 REDWOOD AVE, HAMPTON PARK, VIC 3976	\$510,000	21/12/2017