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	2/23 Melissa Court Hampton Park VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$*380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median price	$ 370,000	*House		*Unit	X	Suburb	Hampton Park
Period - From	Jan 2017	to	Dec 2017	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 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 16/132 Somerville Road Hampton Park VIC 3976	$400,000	07-Aug-17
2 26/132 Somerville Road Hampton Park VIC 3976	$371,500	05-Sep-17
3 4/5 Tarella Street Hampton Park VIC 3976	$488,000	12-Dec-17

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 six months.