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	5/284 Pound Road, Hampton Park 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	$*400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median price	$325,500	*House		*Unit	x	Suburb	Hampton Park
Period - From	March 2016	to	February 2017	Source	Core Logic		

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 2/10A Bellvue Court, Hampton Park	$420,000	26/1/2017
2 3/284 Pound Road, Hampton Park	$420,000	25/3/2017
3 11/66 Hallam Road, Hampton Park	$430,000	2/1/2017