

# STATEMENT OF INFORMATION

21 MEDUNO DRIVE, HAMPTON PARK, VIC 3976

PREPARED BY THE AVENUE PROPERTY CO., THE AVENUE PROPERTY CO.



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MEDUNO DRIVE, HAMPTON PARK, VIC



### Indicative Selling Price

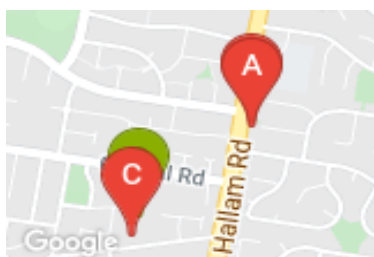
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$559,900**

Provided by: The Avenue Property Co., The Avenue Property Co.

## MEDIAN SALE PRICE



HAMPTON PARK, VIC, 3976

Suburb Median Sale Price (Other)

01 January 2020 to 31 December 2020

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.



1/19 KELLER CRT, HAMPTON PARK, VIC 3976



Sale Price

**\$590,000**

Sale Date: 28/09/2020

Distance from Property: 485m



2/19 KELLER CRT, HAMPTON PARK, VIC 3976



Sale Price

**\$540,000**

Sale Date: 17/10/2020

Distance from Property: 495m



11 COLEY CRT, HAMPTON PARK, VIC 3976



Sale Price

**\$550,000**

Sale Date: 22/10/2020

Distance from Property: 78m



This report has been compiled on 08/02/2021 by The Avenue Property Co.. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

21 MEDUNO DRIVE, 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)

Single Price: \$559,900

### Median sale price

Median price

Property type Other Suburb HAMPTON PARK

Period 01 January 2020 to 31 December 2020 Source 

### 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
1/19 KELLER CRT, HAMPTON PARK, VIC 3976	\$590,000	28/09/2020
2/19 KELLER CRT, HAMPTON PARK, VIC 3976	\$540,000	17/10/2020
11 COLEY CRT, HAMPTON PARK, VIC 3976	\$550,000	22/10/2020

This Statement of Information was prepared on: 08/02/2021