

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**138 Warana Drive,  
HAMPTON PARK 3976**

### Indicative selling price

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

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **HAMPTON PARK** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$552,000**

### 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 the most comparable to the property for sale.

**18 Robinson Crescent,**  
Hampton Park 3976

**Price \$515,500** Sold 20  
September 2018

**140 Warana Drive,**  
Hampton Park 3976

**Price \$520,000** Sold 04  
September 2018

**16 Simon Court,**  
Hampton Park 3976

**Price \$520,000** Sold 25  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



1 bath



2 parking

### LJ Hooker Narre Warren South

20,400 Narre Warren - Cranbourne  
Road,  
Narre Warren South VIC 3805

### Contact agents



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