

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/469 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$2,187,500 Property Type House Suburb Hampton

Period - From 01/10/2020 to 31/12/2020 Source REIV

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	493 Bluff Rd HAMPTON 3188	\$1,230,000	27/03/2021
2	2/481 Bluff Rd HAMPTON 3188	\$1,230,000	04/03/2021
3	1/510 Bluff Rd HAMPTON 3188	\$1,110,000	27/03/2021

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.~~

This Statement of Information was prepared on:

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Property Type: Land (Res)
Land Size: 249 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 December quarter 2020: \$2,187,500

Comparable Properties



493 Bluff Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)



2/481 Bluff Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 04/03/2021
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



1/510 Bluff Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 27/03/2021
Property Type: Townhouse (Single)