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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,390,000			
Median sale p	rice							
Median price	\$1,640,000	Pro	operty Type	Tow	nhouse		Suburb	Hampton
Period - From	10/04/2023	to	09/04/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	51a Keith St HAMPTON EAST 3188	\$1,454,000	10/02/2024
2	14 Aster Cr HIGHETT 3190	\$1,370,000	29/02/2024
3	52b Wickham Rd HAMPTON EAST 3188	\$1,350,000	06/03/2024

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:

10/04/2024 08:18









Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$1,300,000 - \$1,390,000 Median Townhouse Price 10/04/2023 - 09/04/2024: \$1,640,000

Comparable Properties



51a Keith St HAMPTON EAST 3188 (REI)



Price: \$1,454,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



14 Aster Cr HIGHETT 3190 (REI)



Price: \$1,370,000 Method: Private Sale Date: 29/02/2024 Property Type: Townhouse (Single) Land Size: 276 sqm approx



52b Wickham Rd HAMPTON EAST 3188 (REI) Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 06/03/2024 Property Type: Townhouse (Single)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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