

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,390,000

### Median sale price

Median price \$1,640,000 Property Type Townhouse Suburb Hampton

Period - From 10/04/2023 to 09/04/2024 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	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



3   2   2

**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)**

**Agent Comments**

3   2   1

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



**14 Aster Cr HIGHETT 3190 (REI)**

**Agent Comments**

3   2   2

**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**

4   2   2

**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