

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

2/542 BLUFF ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,980,000

&

\$2,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Hampton

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

3/44 THOMAS STREET HAMPTON VIC 3188	\$2,150,000	12-Oct-23
72B EARLSFIELD ROAD HAMPTON VIC 3188	\$2,690,000	13-Oct-23
9B FUGE STREET HIGHETT VIC 3190	\$1,775,000	25-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024



**3/44 THOMAS STREET HAMPTON
 VIC 3188**

 3  3  2

Sold Price

\$2,150,000

Sold Date

12-Oct-23

Distance

1.68km



**72B EARLSFIELD ROAD HAMPTON
 VIC 3188**

 4  3  3

Sold Price

\$2,690,000

Sold Date

13-Oct-23

Distance

0.81km



**9B FUGE STREET HIGHETT VIC
 3190**

 4  3  2

Sold Price

\$1,775,000

Sold Date

25-Oct-23

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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