

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 6/522 Bluff Road, Hampton, VIC 3188

Indicative selling price

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

Single price or range between \$620,000 & \$650,000

Median sale price

Median price \$907,500 Property type Unit Suburb HAMPTON
Period - From 08/09/2022 to 07/09/2023 Source core_logic

Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 1/2a Major Street Highett Vic 3190 | \$650,000 | 2023-05-09 |
| 2 | 3/15 Central Avenue Moorabbin Vic 3189 | \$670,000 | 2023-04-22 |
| 3 | | | |

This Statement of Information was prepared on: 08/09/2023

