## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/522 Bluff Road, Hampton Vic 3188

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$883,500	Pro	operty Type	Unit			Suburb	Hampton
Period - From	28/09/2020	to	27/09/2021		So	urce	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	7/95 Highett Rd HAMPTON 3188	\$574,000	03/07/2021
2	5/95 Highett Rd HAMPTON 3188	\$565,000	25/06/2021
3	11/95 Highett Rd HAMPTON 3188	\$552,000	20/07/2021

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:

28/09/2021 10:25









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 28/09/2020 - 27/09/2021: \$883,500

# **Comparable Properties**



7/95 Highett Rd HAMPTON 3188 (REI)

5/95 Highett Rd HAMPTON 3188 (REI)

2 2



Price: \$574,000 Method: Auction Sale Date: 03/07/2021 Property Type: Unit Agent Comments

Agent Comments



Price: \$565,000 Method: Private Sale Date: 25/06/2021 Property Type: Apartment

**1** 2



11/95 Highett Rd HAMPTON 3188 (REI)



Agent Comments

Price: \$552,000 Method: Private Sale Date: 20/07/2021 Property Type: Unit

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



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