

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

3/522 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$883,500 Property Type Unit Suburb Hampton

Period - From 28/09/2020 to 27/09/2021 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	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



2 1 1

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)

Agent Comments

2 1 2

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



5/95 Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

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



11/95 Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

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

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