

## 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

489 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) (\*Delete single price or range as applicable)

Single Price

\$1,080,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,855,000

Property type

House

Suburb

Hampton

Period-from

01 Sep 2018

to

31 Aug 2019

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

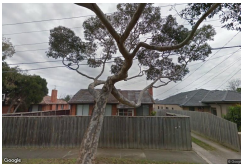
Date of sale

Address of comparable property	Price	Date of sale
5B Kendall Street Hampton VIC 3188	\$1,590,000	31-Jan-19
2/55 Teddington Road Hampton VIC 3188	\$1,100,000	27-Mar-19

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: 20 September 2019



**5B Kendall Street Hampton VIC 3188**

 4  3  2

Sold Price

**\$1,590,000**

Sold Date

**31-Jan-19**

Distance

**0.23km**



**2/55 Teddington Road Hampton VIC 3188**

 3  2  1

Sold Price

**\$1,100,000**

Sold Date

**27-Mar-19**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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