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 |548 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	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$2,530,000	Pro	Property Type Hou		ise		Suburb	Hampton
Period - From	11/11/2023	to	10/11/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	534 Bluff Rd HAMPTON 3188	\$1,290,000	05/06/2024
2			
3			

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:

11/11/2024 11:03









Rooms: 6 Property Type: House Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 11/11/2023 - 10/11/2024: \$2,530,000

Comparable Properties



 534 Bluff Rd HAMPTON 3188 (REI/VG)
 Agent Comments

 Image: 1
 Image: 2

 Price: \$1,290,000
 Private Sale

 Date: 05/06/2024
 Property Type: House (Res)

 Land Size: 696 sqm approx
 Image: 1

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.

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