

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

454a Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,637,500 Property Type Townhouse Suburb Hampton

Period - From 19/03/2023 to 18/03/2024 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	7A Harry St HAMPTON EAST 3188	\$1,400,000	11/01/2024
2	14 Aster Cr HIGHETT 3190	\$1,370,000	29/02/2024
3	52b Wickham Rd HAMPTON EAST 3188	\$1,350,000	06/03/2024

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: 19/03/2024 10:24

Amanda Thomson

03 9598 1111

0418 266 326

AThomson@hodges.com.au



4 2 2

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 215 sqm approx

Agent Comments

Built from Mt. Gambier Limestone, with its soaring ceilings and enriched with quality timbers, natural granite and limestone, this newly painted two storey residence is the pinnacle of space and style.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

19/03/2023 - 18/03/2024: \$1,637,500

Comparable Properties



7A Harry St HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,400,000

Method: Private Sale

Date: 11/01/2024

Property Type: Townhouse (Single)



14 Aster Cr HIGHETT 3190 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,370,000

Method: Private Sale

Date: 29/02/2024

Property Type: Townhouse (Single)

Land Size: 276 sqm approx



52b Wickham Rd HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 06/03/2024

Property Type: Townhouse (Single)

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