

# 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

2/469 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,635,000 Property Type Townhouse Suburb Hampton

Period - From 23/04/2023 to 22/04/2024 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 | 3/274 Bluff Rd HAMPTON 3188    | \$1,380,000 | 13/04/2024   |
| 2 | 2/27 Crisp St HAMPTON 3188     | \$1,390,000 | 11/04/2024   |
| 3 | 454a Bluff Rd HAMPTON 3188     | \$1,318,000 | 20/04/2024   |

**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:

23/04/2024 12:31



3   2   2

**Property Type:** Townhouse  
(Single)

**Land Size:** 246 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
23/04/2023 - 22/04/2024: \$1,635,000

## Comparable Properties

3/274 Bluff Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3   3   2

**Price:** \$1,380,000

**Method:**

**Date:** 13/04/2024

**Property Type:** Townhouse (Single)



2/27 Crisp St HAMPTON 3188 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 11/04/2024

**Property Type:** Unit

**Land Size:** 357 sqm approx



454a Bluff Rd HAMPTON 3188 (REI)

[Agent Comments](#)

4   2   2

**Price:** \$1,318,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)