# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,635,000	Pro	operty Type	Том	/nhouse		Suburb	Hampton
Period - From	23/04/2023	to	22/04/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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









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)



Price: \$1,380,000 Method: Date: 13/04/2024 Property Type: Townhouse (Single) Agent Comments



2/27 Crisp St HAMPTON 3188 (REI)



Price: \$1,390,000 Method: Sold Before Auction Agent Comments



Date: 11/04/2024 Property Type: Unit Land Size: 357 sqm approx

454a Bluff Rd HAMPTON 3188 (REI)



Price: \$1,318,000 Method: Auction Sale Date: 20/04/2024

Property Type: House (Res)

Agent Comments

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





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