Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

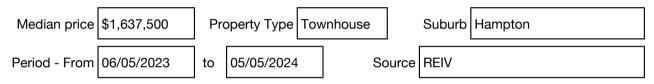
Address Including suburb and postcode

2/469 Bluff Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$1,295,000			

Median sale price



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 SANDRINGHAM 3191	\$1,380,000	13/04/2024
2	454a Bluff Rd HAMPTON 3188	\$1,318,000	20/04/2024
3	32a Charming St HAMPTON EAST 3188	\$1,275,000	29/04/2024

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:

06/05/2024 10:58







Property Type: Townhouse (Res) Land Size: 246 sqm approx Agent Comments

Indicative Selling Price \$1,295,000 **Median Townhouse Price** 06/05/2023 - 05/05/2024: \$1,637,500

Comparable Properties

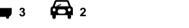


Agent Comments

Agent Comments



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





454a Bluff Rd HAMPTON 3188 (REI)



Price: \$1,318,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res)



32a Charming St HAMPTON EAST 3188 (REI) Agent Comments



Price: \$1,275,000

Method: Private Sale Date: 29/04/2024 Property Type: Townhouse (Single)

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



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