

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

Median price \$1,637,500

Property Type Townhouse

Suburb Hampton

Period - From 06/05/2023

to 05/05/2024

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 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



3 2 2

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

3/274 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 3 2

Price: \$1,380,000

Method:

Date: 13/04/2024

Property Type: Townhouse (Single)



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)



32a Charming St HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Private Sale

Date: 29/04/2024

Property Type: Townhouse (Single)

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