

# 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 3/504 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)

Single price  or range between \$1,050,000 & \$1,100,000

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property         | Price       | Date of sale |
|---|--|-------------|--------------|
| 1 | 15 Exley Road Hampton East Vic 3188    | \$1,145,000 | 2023-02-20   |
| 2 | 2/18 Panorama Avenue Highett Vic 3190  | \$1,080,000 | 2022-10-03   |
| 3 | 3/4 Tatong Road Brighton East Vic 3187 | \$1,065,000 | 2023-02-16   |

This Statement of Information was prepared on:

