Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	375B Bluff Road, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,650,000	&	\$1,700,000

Median sale price

Median price	\$1,715,000	Pro	perty Type T	ownhouse		Suburb	Hampton
Period - From	24/03/2022	to	23/03/2023		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	27a Service St HAMPTON 3188	\$1,700,000	15/10/2022

2	16a Morley Cr HIGHETT 3190	\$1,683,000	26/10/2022
3	31a Clyde St HIGHETT 3190	\$1,665,000	08/10/2022

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:	24/03/2023 17:26





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> **Indicative Selling Price** \$1,650,000 - \$1,700,000 **Median Townhouse Price** 24/03/2022 - 23/03/2023: \$1,715,000



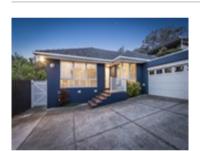


Property Type: Townhouse

Land Size: 299 sqm approx

Agent Comments

Comparable Properties



27a Service St HAMPTON 3188 (REI/VG)





Price: \$1,700,000

Method: Sold Before Auction

Date: 15/10/2022

Property Type: Townhouse (Res) Land Size: 336 sqm approx

Agent Comments



16a Morley Cr HIGHETT 3190 (REI/VG)







Price: \$1,683,000 Method: Private Sale Date: 26/10/2022

Property Type: Townhouse (Single) Land Size: 327 sqm approx

Agent Comments



31a Clyde St HIGHETT 3190 (REI/VG)







Price: \$1,665,000 Method: Auction Sale Date: 08/10/2022

Property Type: Townhouse (Res) Land Size: 306 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



