

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

375B Bluff Road, Hampton Vic 3188

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 Property Type Townhouse 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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4 3 2

Property Type: Townhouse
(Single)
Land Size: 299 sqm approx
Agent Comments

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

Comparable Properties



27a Service St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 15/10/2022
Property Type: Townhouse (Res)
Land Size: 336 sqm approx



16a Morley Cr HIGHETT 3190 (REI/VG)

Agent Comments

4 3 2

Price: \$1,683,000
Method: Private Sale
Date: 26/10/2022
Property Type: Townhouse (Single)
Land Size: 327 sqm approx



31a Clyde St HIGHETT 3190 (REI/VG)

Agent Comments

4 3 2

Price: \$1,665,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Townhouse (Res)
Land Size: 306 sqm approx

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