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	2/524 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between $1,490,000 & $1,610,000

Median sale price

Median price $1,696,000 Property Type Townhouse Suburb Hampton

Period - From 27/07/2021 to 26/07/2022 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	5a Heath Cr HAMPTON EAST 3188	$1,590,000	05/03/2022
2	19 Tweed St HIGHETT 3190	$1,560,000	12/02/2022
3	18a Wilson St HIGHETT 3190	$1,535,000	16/02/2022

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: 27/07/2022 20:08

2/524 Bluff Road, Hampton Vic 3188



5 2 2

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 434 sqm approx

Agent Comments

Indicative Selling Price
$1,490,000 - $1,610,000
Median Townhouse Price
27/07/2021 - 26/07/2022: $1,696,000

Comparable Properties



5a Heath Cr HAMPTON EAST 3188 (REI/VG)

4 2 2

Price: $1,590,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)
Land Size: 317 sqm approx

Agent Comments



19 Tweed St HIGHETT 3190 (REI/VG)

4 2 3

Price: $1,560,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Townhouse (Res)
Land Size: 333 sqm approx

Agent Comments



18a Wilson St HIGHETT 3190 (REI/VG)

4 2 2

Price: $1,535,000
Method: Sold Before Auction
Date: 16/02/2022
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments

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

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