

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

Single price

\$1,395,000

Median sale price

Median price

\$1,640,000

Property Type

Townhouse

Suburb

Hampton

Period - From

28/10/2023

to

27/10/2024

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	534 Bluff Rd HAMPTON 3188	\$1,290,000	05/06/2024
2	2/469 Bluff Rd HAMPTON 3188	\$1,270,000	23/05/2024
3			

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:

28/10/2024 10:04



5 2 2

Property Type: House
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000
Median Townhouse Price
28/10/2023 - 27/10/2024: \$1,640,000

Comparable Properties



534 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,290,000
Method: Private Sale
Date: 05/06/2024
Property Type: House (Res)
Land Size: 696 sqm approx



2/469 Bluff Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx

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.

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