Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and	2/524 Bluff Road, Hampton Vic 3188
postcode	

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	ownhouse	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



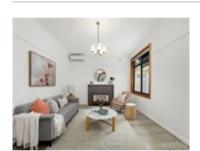




Property Type: House Land Size: 434 sqm approx **Agent Comments**

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)

Price: \$1,290,000 Method: Private Sale Date: 05/06/2024

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments



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

Agent Comments

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



