

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

1/3 Bronte Court, Hampton Vic 3188

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,588,000

Property Type Townhouse

Suburb Hampton

Period - From 29/06/2020

to

28/06/2021

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	2/469 Bluff Rd HAMPTON 3188	\$1,327,000	08/05/2021
2	10/78 Fewster Rd HAMPTON 3188	\$1,350,000	28/03/2021
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:

29/06/2021 00:01



3 2 3

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

29/06/2020 - 28/06/2021: \$1,588,000

Comparable Properties



2/469 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,327,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



10/78 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold After Auction

Date: 28/03/2021

Property Type: Townhouse (Res)

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.