RT Edgar

STATEMENT OF INFORMATION

25 November 2017

Property offered for sale

479 Bluff Rd, Hampton Vic 3188

Indicative selling price

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

Single price $1,285,000

Median sale price

Median price	$2,210,000	House	X	Unit		Suburb	Hampton
Period - From	01/07/2017	to	30/09/2017			Source	REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Brighton estate agent and Danielle Martin consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6/62 Highett Rd Hampton 3188	$1,110,000	28/10/2017
2 2/481 Bluff Rd Hampton 3188	$1,100,000	04/10/2017
3 1/254 South Rd Brighton East 3187	$1,050,000	11/09/2017