

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

459 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Hampton

Period - From 01/10/2020

to 31/12/2020

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	243 Dendy St BRIGHTON EAST 3187	\$1,500,000	18/12/2020
2	41 Ashwood Av HIGHETT 3190	\$1,480,000	12/12/2020
3	14 Harding St BENTLEIGH 3204	\$1,437,000	24/10/2020

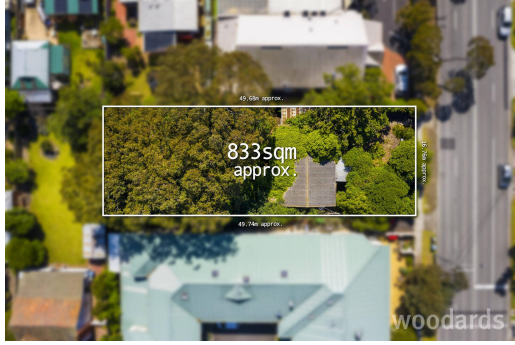
OR

~~**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:

01/04/2021 13:26

459 Bluff Road, Hampton Vic 3188



1 1 1

Rooms: 4
Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
December quarter 2020: \$2,187,500

Comparable Properties

243 Dendy St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,500,000
Method: Sale
Date: 18/12/2020
Property Type: Land
Land Size: 631 sqm approx



41 Ashwood Av HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,480,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 620 sqm approx



14 Harding St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 4

Price: \$1,437,000
Method: Auction Sale
Date: 24/10/2020
Property Type: House
Land Size: 630 sqm approx

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