Risto Sampola
03 9521 9800
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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	540 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between	$1,290,000	&	$1,390,000

Median sale price

Median price	$2,050,000	House	X	~~Unit~~		Suburb	Hampton
Period - From	01/10/2017	to	31/12/2017	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	60 Apex Av HAMPTON EAST 3188	$1,451,000	14/10/2017
2	17 Roydon St HAMPTON EAST 3188	$1,320,000	02/09/2017
3	48 Wickham Rd HAMPTON EAST 3188	$1,246,000	11/11/2017

OR

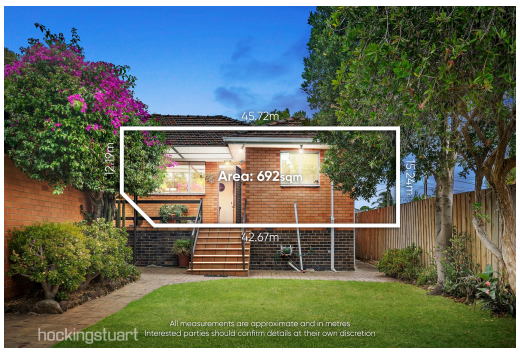
~~B*~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

540 Bluff Road, Hampton Vic 3188

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- -

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$1,290,000 - $1,390,000
Median House Price
December quarter 2017: $2,050,000

Comparable Properties



60 Apex Av HAMPTON EAST 3188 (REI/VG)

3 1 1

Price: $1,451,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



17 Roydon St HAMPTON EAST 3188 (REI/VG)

3 1 2

Price: $1,320,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



48 Wickham Rd HAMPTON EAST 3188 (REI/VG)

3 2 3

Price: $1,246,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

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