

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

428 Bluff Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$991,250

Property Type Unit

Suburb Hampton

Period - From 01/10/2019

to 31/12/2019

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	1/37 Beaumaris Pde HIGHETT 3190	\$1,290,000	18/12/2019
2	1/300 South Rd HAMPTON EAST 3188	\$1,241,500	23/01/2020
3	16a Keith St HAMPTON EAST 3188	\$1,240,000	23/11/2019

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:

18/02/2020 09:21



 3-4  2  2

Property Type: Townhouse (Res)

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2019: \$991,250

Comparable Properties



1/37 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,290,000

Method: Private Sale

Date: 18/12/2019

Property Type: Townhouse (Single)



1/300 South Rd HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,241,500

Method: Private Sale

Date: 23/01/2020

Property Type: Townhouse (Single)



16a Keith St HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  2

Price: \$1,240,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)