



3 3 2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 408m2 approx sqm

Agent Comments

Comparable Properties



49 Service St HAMPTON 3188 (REI)

4 3 2

Price: \$1,740,000

Method: Auction Sale

Date: 26/11/2016

Rooms: 6

Property Type: House (Res)

Land Size: 418 sqm

Agent Comments

Spaciousness and easy-care living in one of Hampton's most sought-after streets. Extended updated and full of light, the design delivers the right balance of open-plan living and thoughtful zoning plus three living areas,



25 Thomas St HAMPTON 3188 (REI)

4 1 1

Price: \$1,520,000

Method: Private Sale

Date: 29/03/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Edwardian in perfect-sized approx 4714sqft/438sqm grounds, this architect's own renovation showcases an adaptable four bedroom, dual zone floorplan featuring a luxe spa-bathroom plus powder-room, a graciously spacious formal lounge light-filled & north-facing.



2b Myrtle Rd HAMPTON 3188 (REI)

3 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Beautifully presented 3-bedroom home on one of Hampton's most sought-after, low-traffic roads, is peacefully tucked away at the rear of just two, providing an enviable and idyllic sanctuary.

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

1/29 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,922,500

House

X

Suburb

Hampton

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
49 Service St HAMPTON 3188	\$1,740,000	26/11/2016
25 Thomas St HAMPTON 3188	\$1,520,000	29/03/2017
2b Myrtle Rd HAMPTON 3188	\$1,510,000	01/04/2017