hockingstuart

Jenny Dwyer 03 9521 9800 0418 528 988 jdwyer@hockingstuart.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** March guarter 2017: \$1,922,500





Property Type: House (Res) Land Size: 570 sqm

Agent Comments

Spoilt with beautiful period detail and plenty of land to grow, this beautifully maintained 3 bed 2 bath Art Deco treasure enjoys floor boards, 2 inviting living areas, 2 bathrooms, generous rear garden, OSP & garage/workshp. Walk to Hampton St shops & beach.

Comparable Properties



78 Thomas St HAMPTON 3188 (REI/VG)

Price: \$1,686,500 Method: Auction Sale Date: 03/12/2016

Rooms: -

Property Type: House (Res) Land Size: 664 sqm

Agent Comments



8 Bronte Ct HAMPTON 3188 (REI/VG)



Price: \$1,590,000 Method: Private Sale Date: 25/03/2017 Rooms: -

Property Type: House (Res) Land Size: 593 sqm

Agent Comments



10 Valerian St HAMPTON 3188 (REI)





Price: \$1,560,000 Method: Auction Sale Date: 20/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 611 sqm

Agent Comments

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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
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Address	15 Sargood Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000

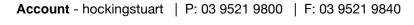
Median sale price

Median price	\$1,922,500	Н	ouse	Х	Su	ıburb	Hampton
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	1

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
78 Thomas St HAMPTON 3188	\$1,686,500	03/12/2016
8 Bronte Ct HAMPTON 3188	\$1,590,000	25/03/2017
10 Valerian St HAMPTON 3188	\$1,560,000	20/05/2017







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