



3 2 2

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/workshop. Walk to Hampton St shops & beach.

Comparable Properties



78 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$1,686,500

Method: Auction Sale

Date: 03/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm



8 Bronte Ct HAMPTON 3188 (REI/VG)

Agent Comments

3 1 3

Price: \$1,590,000

Method: Private Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 593 sqm



10 Valerian St HAMPTON 3188 (REI)

Agent Comments

3 1 1

Price: \$1,560,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 611 sqm

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

15 Sargood Street, Hampton Vic 3188

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

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
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