## hockingstuart

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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** March quarter 2017: \$1,300,000



Rooms: Property Type: House/Land

Land Size: 393 sqm **Agent Comments** 

### Comparable Properties



46 Venus St CAULFIELD SOUTH 3162 (REI)

**(2)** 

Price: \$1,200,000 Method: Auction Sale Date: 12/02/2017 Rooms: 4

Property Type: House (Res) Land Size: 530 sqm



26 Gardenvale Rd CAULFIELD SOUTH 3162

(REI)

**=**3

**└─** 2

Price: \$1,104,000 Method: Auction Sale Date: 13/05/2017 Rooms: 5

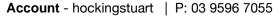
Property Type: House (Res) Land Size: 538 sqm

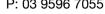
39 Ferguson St BRIGHTON EAST 3187 (REI)

Method: Auction Sale

Property Type: House (Res)

Price: \$1,100,000 Date: 25/02/2017 Rooms: 5







**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 sa	ıe
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Address	920 Hampton Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

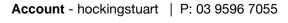
#### Median sale price

Median price	\$1,300,000		Unit X	Su	burb	Brighton
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
46 Venus St CAULFIELD SOUTH 3162	\$1,200,000	12/02/2017
26 Gardenvale Rd CAULFIELD SOUTH 3162	\$1,104,000	13/05/2017
39 Ferguson St BRIGHTON EAST 3187	\$1,100,000	25/02/2017







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