



3 2 2

**Rooms:** 5

**Property Type:** Flat

**Land Size:**

Agent Comments

## Comparable Properties



**5A/3-5 Heath St SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 1

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 19/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:**



**4/74 Victoria St SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:**



**7b Tatong Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

4 3 2

**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 16/01/2017

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:**

## 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

2b Austin Road, Hampton Vic 3188

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$1,150,000

&amp;

\$1,265,000

## 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 |
|-----------------------------------|-------------|--------------|
| 5A/3-5 Heath St SANDRINGHAM 3191  | \$1,230,000 | 19/04/2017   |
| 4/74 Victoria St SANDRINGHAM 3191 | \$1,200,000 | 13/04/2017   |
| 7b Tatong Rd BRIGHTON EAST 3187   | \$1,205,000 | 16/01/2017   |