## hockingstuart

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Rooms: Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2017: \$1,043,000

A rare find of single level family size living, this sun drenched 3 bedroom 2 bathroom rear villa is a hidden secret enjoying north facing open plan living & dining, café style kitchen, sun splashed deck (café awning) & double auto garage. Walk to shops & train

### **Comparable Properties**

	2/19 Hemming St BRIGHTON EAST 3187 (REI/VG) → 3 → 2 → 2 Price: \$880,000 Method: Auction Sale Date: 11/02/2017 Rooms: 4 Property Type: Unit Land Size: 300 sqm approx	Agent Comments
	3/13 Albert St HIGHETT 3190 (REI/VG) 3 2 2 2 Price: \$850,000 Method: Auction Sale Date: 18/03/2017 Rooms: 6 Property Type: Unit Land Size: 208 sqm approx	Agent Comments
Ductors	2/442 Bluff Rd HAMPTON 3188 (REI/VG) 2 1 2 2 Price: \$800,000 Method: Sold Before Auction Date: 24/02/2017 Rooms: - Property Type: Unit	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

Address Including suburb and postcode

3/13 Perry Street, Moorabbin Vic 3189

#### Indicative selling price

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Range between	\$800,000	&	\$880,000	
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#### Median sale price



#### **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
2/19 Hemming St BRIGHTON EAST 3187	\$880,000	11/02/2017
3/13 Albert St HIGHETT 3190	\$850,000	18/03/2017
2/442 Bluff Rd HAMPTON 3188	\$800,000	24/02/2017

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