

1 Grout Street, Hampton Vic 3188

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3 1 2

Rooms:
Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000

Median House Price
March quarter 2017: \$1,922,500

Comparable Properties



1/40a Service St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,412,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 389 sqm approx



239 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)



7 Moor St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 2

Price: \$1,320,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: House
Land Size: 540 sqm approx

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

1 Grout Street, Hampton Vic 3188

Indicative selling price

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

Single price \$1,450,000

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
1/40a Service St HAMPTON 3188	\$1,412,000	03/06/2017
239 South Rd BRIGHTON EAST 3187	\$1,400,000	20/05/2017
7 Moor St SANDRINGHAM 3191	\$1,320,000	28/02/2017