

- 3 **-** 1 **-**

Rooms

Property Type: House (Res) **Land Size:** 400 sqm approx

Agent Comments

Rosslyn Mastrangelo 9591 9004 0417 056 174 rmastrangelo@rtedgar.com.au

Indicative Selling Price \$1,450,000 Median House Price March quarter 2017: \$1,922,500

Comparable Properties



1/40a Service St HAMPTON 3188 (REI)

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Price: \$1,412,000 **Method:** Auction Sale **Date:** 03/06/2017 **Rooms:** 5

Property Type: Townhouse (Res) **Land Size:** 389 sqm approx

Agent Comments



239 South Rd BRIGHTON EAST 3187 (REI)

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Price: \$1,400,000 **Method:** Auction Sale **Date:** 20/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments



7 Moor St SANDRINGHAM 3191 (REI/VG)

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Price: \$1,320,000 **Method:** Private Sale **Date:** 28/02/2017

Rooms: -

Property Type: House **Land Size:** 540 sqm approx

Agent Comments

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234





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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	1 Grout Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

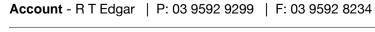
Median sale price

Median price	\$1,922,500	Н	ouse X	Su	ıburb	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







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