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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2017: \$1,922,500



3 2 2

Single level 3 bed + study nook 2 bath street front stunner, enjoying beautiful living & dining, stone kitchen, formal alfresco garden, north facing BBQ deck & auto gate to auto garage. Walk to the beach.

Comparable Properties

**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:****63 Lonsdale Av HAMPTON EAST 3188 (REI/VG)**

Agent Comments

3 2 1

Price: \$1,100,000**Method:** Private Sale**Date:** 27/02/2017**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 253 sqm**1/5 Walker Av HAMPTON 3188 (REI/VG)**

Agent Comments

3 2 1

Price: \$1,065,000**Method:** Auction Sale**Date:** 03/12/2016**Rooms:** -**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

13a Highett Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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
4/74 Victoria St SANDRINGHAM 3191	\$1,200,000	13/04/2017
63 Lonsdale Av HAMPTON EAST 3188	\$1,100,000	27/02/2017
1/5 Walker Av HAMPTON 3188	\$1,065,000	03/12/2016