

## 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 31-33 Bridge Street, Hampton Vic 3188

#### Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

#### Median sale price

Median price \$2,210,000 House X Unit  Suburb Hampton

Period - From 01/07/2017 to 30/09/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	55 Abbott St SANDRINGHAM 3191	\$5,010,000	30/10/2017
2	45 Victoria St SANDRINGHAM 3191	\$4,680,000	04/03/2017
3	9 Raynes Park Rd HAMPTON 3188	\$5,000,000	22/05/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price**

\$3,900,000 - \$4,200,000

**Median House Price**

September quarter 2017: \$2,210,000



'Ellesmere' c1886 is a magnificent Hawthorn brick Victorian on 1620sqm approx, enjoying up to 10 principal rooms including a 2 bed flat, timber kitchen & north facing garden. Potential for bay views from a 2nd storey (subject to Council approval). Walk to Hampton St shops, Sandy Village, schools, beach & train.

## Comparable Properties



### 9 Raynes Park Rd HAMPTON 3188 (REI)

**Price:** \$5,000,000

**Date:** 22/05/2017

**Land Size:** 1500 sqm approx



### 45 Victoria St SANDRINGHAM 3191 (REI/VG)

**Price:** \$4,680,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Land Size:** 1349 sqm approx



### 55 Abbott St SANDRINGHAM 3191

**Price:** \$5,010,000

**Date:** 30/10/2017

**Land Size:** 1839 sqm approx