

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 1/35 Holyrood Street Hampton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,200,000 & \$1,300,000

#### Median sale price

Median price: \$870,250 Unit Suburb: Hampton  
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### Comparable property sales

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.



#### 10/32 New St BRIGHTON

3 2 2

Seconds to Brighton beach and boasting an address on one of the suburb's most well-known boulevards, this immaculate

**Sold by Auction \$1,200,000**  
**Date Sold May 2017**



#### 3/136 New St BRIGHTON

3 2 1

Set at the back of a lovely leafy driveway, this Cape Cod style 3 bedroom 2 bathroom freestanding townhouse is a light bright

**Sold by Auction \$1,392,000**  
**Date Sold May 2017**



#### 1/3 Alicia St HAMPTON

3 2 2

A 70s icon with a 21st century update, this well designed 3 bedroom 2 bathroom single level home is a beachside haven of

**Sold by Auction \$1,450,000**  
**Date Sold Mar 2017**