

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 2/12b Austin Road Hampton

Indicative selling price

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

Range between: \$1,300,000 & \$1,400,000

Median sale price

Median price: \$870,000 Unit Suburb: Hampton
Period - From: 01/01/2018 to 31/03/2018 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.

**74a Teddington Rd
HAMPTON**

4 3 2

An inspired design presenting spacious, light filled interiors, this magnificent family residence offers the best of Bayside living just

Sold by Private Sale \$1,410,000

Date Sold 09/06/2018

**78a Ludstone St
HAMPTON**

3 2 2

Directly opposite the open spaces of Castlefield Reserve, and just moments to Hampton Primary School and the many

Sold by Auction \$1,361,000

Date Sold 02/06/2018

**19a Heath Cr
HAMPTON EAST**

3 3 2

Live loud with statement-making design on Hampton East's quietest crescent! Offering high-impact design in a low-traffic

Sold by Auction \$1,337,500

Date Sold 05/05/2018

Land 360 SqM