

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

Address: 41 Grout Street Hampton

**Indicative selling price**

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

Range between: \$2,450,000 & \$2,690,000

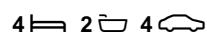
**Median sale price**

Median price: \$2,120,000 House Suburb: Hampton

Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

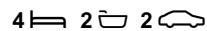
**Comparable property sales**

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.

**11 Bridge St  
HAMPTON**

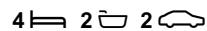
Superbly set on an impressive parcel of land (approx.731sqm), this picture-perfect, English-style family home represents the

**Sold by Auction \$2,675,000**  
**Date Sold Sep 2017**  
**Land 731 SqM**

**43 Myrtle Rd  
HAMPTON**

Beautifully crafted and brilliantly located home is a single-level dream come true, one door from Thomas Street Reserve. The

**Sold by Auction \$2,499,000**  
**Date Sold Sep 2017**  
**Land 523 SqM**

**28 The Avenue  
HAMPTON**

Period perfect, abundantly accommodating and exceptionally good value... this is your opportunity to step up today into the

**Sold by Auction \$2,550,000**  
**Date Sold May 2017**