

#### Property offered for sale

Address: 31 Margarita Street Hampton

#### Indicative selling price

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

Range between: \$3,400,000 & \$3,500,000

#### 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.



#### 1 Mccarthy St HAMPTON




4  2  2 

"NOW SOLD" COVETED BEACHSIDE POCKET Besotted with beauty, this exquisite 4 bedroom 2.5 bathroom solid brick period

**Sold by Auction \$3,350,000**  
**Date Sold Jun 2017**



#### 51 Dendy St BRIGHTON




5  2  2 

\* Inspect By Appointment Only \*Paying respect to a rich past, this grand double-brick home has been renovated flawlessly

**Sold by Private Sale \$3,425,000**  
**Date Sold May 2017**



#### 53 Bridge St HAMPTON

4  3  2 

Coastal chic, visionary architecture and a beachside address make for a magnificent Hampton lifestyle. Interior designer's own

**Sold by Auction \$3,325,000**  
**Date Sold Feb 2017**  
**Land 627 SqM**