

CASE STUDY

# 21 Hamon Avenue, Three Kings

**RayWhite**

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TEAM  
**MIKE ROBSON**  
EXPERIENCE WHEN IT COUNTS

## Sale Strategy:

### Brought Forward Auction

|                          |             |
|--------------------------|-------------|
| Price:                   | \$1,561,000 |
| Council Valuation        | \$1,250,000 |
| Sold Date:               | 18.3.26     |
| Days on Market:          | 14          |
| Total Campaign Viewings: | 86          |
| Registered Bidders:      | 5           |
| Active Bidders:          | 3           |



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## Villa with Studio in AGS Zone

Upgraded in 2009 with passive solar principles at its core, this thoughtfully designed, eco-friendly home attracting huge interest during its auction campaign.

Following an offer of \$1,405,000 prior to the advertised auction date that was accepted by the vendors, the auction was brought forward by 7 days. With five parties registered to bid, and after 60 bids at auction between three parties, the property was eventually sold under the hammer for \$1,561,000, 25% above its CV.



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