## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/50 Fewster Road, Hampton Vic 3188

#### Indicative selling price

For the meaning of	this price see co	onsumer.vic.gov.au/underquoting	

Single price \$695,000

#### Median sale price

Median price	\$780,000	Pro	operty Type Unit	:	Suburb	Hampton
Period - From	01/04/2019	to	30/06/2019	Sourc	e REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

Add	dress of comparable property	Price	Date of sale
1	3/58-60 Crisp St HAMPTON 3188	\$730,000	10/08/2019
2	11/44-46 Highett Rd HAMPTON 3188	\$700,000	16/08/2019
3	6/9 Highett Rd HAMPTON 3188	\$700,000	08/06/2019

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/10/2019 15:35









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$695,000 Median Unit Price June quarter 2019: \$780,000

# **Comparable Properties**



Price: \$730,000 Method: Auction Sale Date: 10/08/2019 Property Type: Villa

2

11/44-46 Highett Rd HAMPTON 3188 (REI)

3/58-60 Crisp St HAMPTON 3188 (REI/VG)

1



Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale Date: 16/08/2019 Property Type: Unit

6/9 Highett Rd HAMPTON 3188 (VG)

Agent Comments



Price: \$700,000 Method: Sale Date: 08/06/2019 Property Type: Flat/Unit/Apartment (Res)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.