

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/52 FEWSTER ROAD HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$943,500

Property type

Unit

Suburb

Hampton

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

11/138-140 LINACRE ROAD HAMPTON VIC 3188	\$805,000	15-Jun-24
3/22 KELLY AVENUE HAMPTON EAST VIC 3188	\$795,000	30-Jun-24
4/140 HIGHETT ROAD HIGHETT VIC 3190	\$706,000	05-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 25 October 2024



**11/138-140 LINACRE ROAD
HAMPTON VIC 3188**

2 1 1

Sold Price **\$805,000** Sold Date **15-Jun-24**

Distance **0.69km**



**3/22 KELLY AVENUE HAMPTON
EAST VIC 3188**

3 1 1

Sold Price **\$795,000** Sold Date **30-Jun-24**

Distance **0.91km**



**4/140 HIGHTT ROAD HIGHTT
VIC 3190**

2 1 1

Sold Price ^{RS} **\$706,000** Sold Date **05-Oct-24**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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