

## 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

14/78 Fewster Road, Hampton Vic 3188

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&amp;

\$2,090,000

## Median sale price

Median price \$1,900,000

House

X

Unit

Suburb Hampton

Period - From 01/01/2018

to

31/12/2018

Source 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.

	Address of comparable property	Price	Date of sale
1	6 Wave St HAMPTON 3188	\$1,900,000	15/02/2019
2	1 Bridge St HAMPTON 3188	\$1,850,000	21/02/2019
3	30b Bateman St HAMPTON 3188	\$1,850,000	11/02/2019

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.

Max Fong  
03 9602 1699  
0428 854 144  
max.fong@vicprop.com.au

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000

**Median House Price**  
Year ending December 2018: \$1,900,000



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**6 Wave St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 15/02/2019  
**Rooms:** 6  
**Property Type:** House (Res)



**1 Bridge St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$1,850,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**30b Bateman St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 11/02/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)