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

42a Teddington Road, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,950,000		&		\$3,200,000				
Median sale p	rice								
Median price	\$1,651,900	Pro	operty Type	Том	nhouse/		Suburb	Hampton	
Period - From	04/03/2024	to	03/03/2025		So	ource	Property	y Data	

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 sixmonths 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		
2		
3		

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:

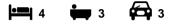
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FREDMAN

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Property Type: Agent Comments Indicative Selling Price \$2,950,000 - \$3,200,000 Median Townhouse Price 04/03/2024 - 03/03/2025: \$1,651,900

Comparable Properties

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.

Account - Fredman



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