

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 79b Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,923,500 House X Unit Suburb Hampton

Period - From 01/07/2018 to 30/06/2019 Source REIV

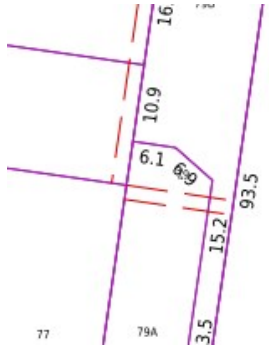
Comparable property sales (*Delete A or B below as applicable)

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	118 Bay Rd SANDRINGHAM 3191	\$1,500,000	03/06/2019
2	80 David St HAMPTON 3188	\$1,490,000	25/05/2019
3	90 Highett Rd HAMPTON 3188	\$1,380,000	01/05/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending June 2019: \$1,923,500

Comparable Properties



118 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 03/06/2019
Rooms: -
Property Type: House



80 David St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,490,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm approx



90 Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 01/05/2019
Rooms: -
Property Type: House
Land Size: 676 sqm approx