

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

73 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$2,464,000 Property Type House Suburb Hampton

Period - From 01/07/2023 to 30/09/2023 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	7 Herbert St HIGHETT 3190	\$1,500,000	23/09/2023
2	103 Ludstone St HAMPTON 3188	\$1,475,000	19/09/2023
3	2 Nicol St HIGHETT 3190	\$1,468,000	23/09/2023

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:

28/11/2023 09:53

73 Fewster Road, Hampton Vic 3188



Stephen Wigley
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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2023: \$2,464,000



3 1 1

Property Type: House

Land Size: 528 sqm approx

Agent Comments

Comparable Properties



7 Herbert St HIGHETT 3190 (REI)

Agent Comments

3 1 3

Price: \$1,500,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)



103 Ludstone St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,475,000

Method: Private Sale

Date: 19/09/2023

Property Type: House

Land Size: 587 sqm approx



2 Nicol St HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,468,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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