

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

8/50 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

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Hampton

Period-from

01 Oct 2022

to

30 Sep 2023

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

5/86 FEWSTER ROAD HAMPTON VIC 3188	\$690,000	19-Sep-23
2/44-46 HIGHETT ROAD HAMPTON VIC 3188	\$780,000	19-Oct-23
4/44-46 HIGHETT ROAD HAMPTON VIC 3188	\$880,000	03-Sep-23

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: 30 October 2023



**5/86 FEWSTER ROAD HAMPTON
VIC 3188**

2 1 1

Sold Price

^{RS} **\$690,000**

Sold Date

19-Sep-23

Distance

0.26km



**2/44-46 HIGHETT ROAD
HAMPTON VIC 3188**

2 1 1

Sold Price

^{RS} **\$780,000** ^{UN}

Sold Date

19-Oct-23

Distance

0.76km



**4/44-46 HIGHETT ROAD
HAMPTON VIC 3188**

2 1 1

Sold Price

\$880,000

Sold Date

03-Sep-23

Distance

0.78km



**10/44-46 HIGHETT ROAD
HAMPTON VIC 3188**

2 1 1

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date

21-Oct-23

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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