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	5/18-20 Fewster Road, Hampton Vic 3188

Indicative selling price

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

Range between $460,000 & $495,000

Median sale price

Median price $985,000 Property Type Unit Suburb Hampton

Period - From 01/04/2024 to 30/06/2024 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		
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: 19/09/2024 11:01

5/18-20 Fewster Road, Hampton Vic 3188

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1 | 1 | Carspace F

Rooms: 3
Property Type: Strata Villa Unit

Indicative Selling Price
$460,000 - $495,000
Median Unit Price
June quarter 2024: $985,000

Agent Comments

A truly rare find in Hampton's heart, this east facing 1-BR, 1-bath renovated strata title villa with open plan living, near new gloss white SS/stone kitchen, newly renovated bathroom, generous bedroom and open plan lounge with AC/heating, beautiful oak floors and a designated car space F.

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.

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