Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 98 Fewster Road, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,635,000	Pro	operty Type	Том	nhouse		Suburb	Hampton
Period - From	06/02/2024	to	05/02/2025		So	ource	Property	/ 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	20A Morley Cr HIGHETT 3190	\$1,870,000	30/11/2024
2	5b Apex Av HAMPTON EAST 3188	\$1,895,000	15/11/2024
3	5b Kendall St HAMPTON 3188	\$1,800,000	31/08/2024

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:

06/02/2025 11:01



98 Fewster Road, Hampton Vic 3188





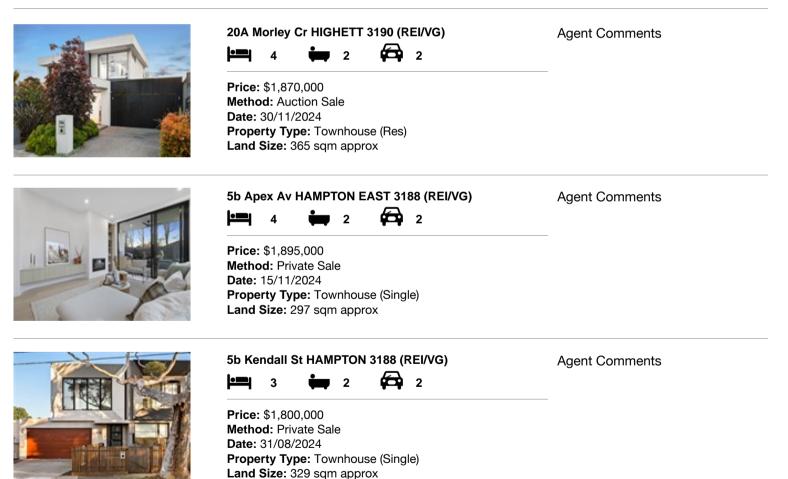


Property Type: Agent Comments 9598 1111 0422 217 788 nsinclair@hodges.com.au Indicative Selling Price

Nick Sinclair

Indicative Selling Price \$1,700,000 - \$1,850,000 Median Townhouse Price 06/02/2024 - 05/02/2025: \$1,635,000

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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