### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/36 Crisp Street, Hampton Vic 3188
Including suburb and	<b>'</b>
postcode	

#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

#### Median sale price

Median price	\$971,500	Pro	perty Type	Unit		Suburb	Hampton
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/8 Willis St HAMPTON 3188	\$1,160,000	24/11/2023
2	11/45 Grenville St HAMPTON 3188	\$1,100,000	24/02/2024
3			

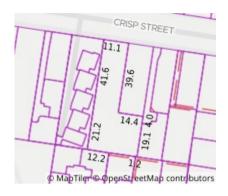
#### OR

В\* 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:	09/04/2024 17:06









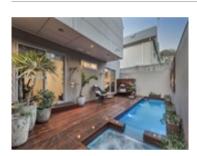
Rooms: 5

Property Type: Townhouse

Agent Comments

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Unit Price** Year ending December 2023: \$971,500

# Comparable Properties



6/8 Willis St HAMPTON 3188 (REI/VG)

**i** 2

Price: \$1,160,000 Method: Private Sale Date: 24/11/2023

Property Type: Townhouse (Single)

Agent Comments



11/45 Grenville St HAMPTON 3188 (REI)

**Agent Comments** 

Price: \$1,100,000 Method: Auction Sale Date: 24/02/2024

Property Type: Apartment

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.

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



