

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

1/36 Crisp Street, Hampton Vic 3188

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

Property 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 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	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

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:

09/04/2024 17:06



2 2 1

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)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Private Sale
Date: 24/11/2023
Property Type: Townhouse (Single)



11/45 Grenville St HAMPTON 3188 (REI)

Agent Comments

2 2 2

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.

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