

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

2/36 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price \$1,003,000 Property Type Unit Suburb Hampton

Period - From 01/10/2022 to 30/09/2023 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 | 7/36 Crisp St HAMPTON 3188 | \$900,000 | 30/08/2023 |
| 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: 31/10/2023 14:46



2 2 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$890,000 - \$920,000
Median Unit Price
Year ending September 2023: \$1,003,000

Comparable Properties



7/36 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$900,000
Method: Private Sale
Date: 30/08/2023
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