

# 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

8/36 Crisp Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$975,000 Property Type Unit Suburb Hampton

Period - From 05/03/2023 to 04/03/2024 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	3/20 David St HAMPTON 3188	\$910,000	24/02/2024
2	1/13 Foam St HAMPTON 3188	\$907,000	17/01/2024
3	2/10 Heath St SANDRINGHAM 3191	\$907,000	10/02/2024

**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:

05/03/2024 15:21



2 2 1

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$920,000  
**Median Unit Price**  
05/03/2023 - 04/03/2024: \$975,000

## Comparable Properties



**3/20 David St HAMPTON 3188 (REI)**

**Agent Comments**

2 1 1

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit



**1/13 Foam St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$907,000  
**Method:** Private Sale  
**Date:** 17/01/2024  
**Property Type:** Unit  
**Land Size:** 749 sqm approx



**2/10 Heath St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 1 1

**Price:** \$907,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Unit  
**Land Size:** 151 sqm approx

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