

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

G01/41 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$875,000 & \$955,000

Median sale price

Median price \$1,016,000 Property Type Unit Suburb Hampton

Period - From 12/09/2022 to 11/09/2023 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	102/33 Crisp St HAMPTON 3188	\$973,000	06/05/2023
2	7/36 Crisp St HAMPTON 3188	\$900,000	30/08/2023
3	4/36 Crisp St HAMPTON 3188	\$890,000	16/03/2023

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:

12/09/2023 11:52

Mandy Engelhardt
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2 1 1

Property Type: Apartment

Agent Comments

Wrap around garden 110m2. Direct access via garden gate. Built 2020.

Indicative Selling Price

\$875,000 - \$955,000

Median Unit Price

12/09/2022 - 11/09/2023: \$1,016,000

Comparable Properties

102/33 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$973,000

Method:

Date: 06/05/2023

Property Type: Apartment



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



4/36 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$890,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: Townhouse (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840