

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

59 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$4,600,000 & \$4,900,000

Median sale price

Median price \$2,541,500 Property Type House Suburb Hampton

Period - From 01/01/2024 to 31/03/2024 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	57 Baird St BRIGHTON EAST 3187	\$5,500,000	24/02/2024
2	5 Southey St SANDRINGHAM 3191	\$4,825,000	26/04/2024
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:

01/05/2024 09:52

Jenny Dwyer
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Indicative Selling Price

\$4,600,000 - \$4,900,000

Median House Price

March quarter 2024: \$2,541,500



4 2 3

Property Type: House

Land Size: 1092 sqm approx

Agent Comments

Comparable Properties



57 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 3

Price: \$5,500,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



5 Southey St SANDRINGHAM 3191 (REI)

Agent Comments

5 3 5

Price: \$4,825,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 897 sqm approx

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