

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

22 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$2,695,000 Property Type House Suburb Hampton

Period - From 01/01/2023 to 31/03/2023 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 | 19 Bridge St HAMPTON 3188 | \$3,090,000 | 07/12/2022 |
| 2 | 62 Thomas St HAMPTON 3188 | \$3,080,000 | 18/03/2023 |
| 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:

30/05/2023 17:51



5 3 2

Rooms: 11
Property Type: House
Land Size: 715 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,950,000 - \$3,200,000
Median House Price
March quarter 2023: \$2,695,000

Comparable Properties



19 Bridge St HAMPTON 3188 (REI)

[Agent Comments](#)

5 3 2

Price: \$3,090,000
Method: Private Sale
Date: 07/12/2022
Property Type: House



62 Thomas St HAMPTON 3188 (REI)

[Agent Comments](#)

5 3 3

Price: \$3,080,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 895 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.