

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$3,100,000

### 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	20a Sargood St HAMPTON 3188	\$3,170,000	27/06/2023
2	141 Beach Rd SANDRINGHAM 3191	\$3,120,000	25/03/2023
3	7 Moffat St BRIGHTON 3186	\$3,085,000	17/05/2023

**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:

06/07/2023 07:37



5   3   2

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

**Indicative Selling Price**  
\$3,100,000  
**Median House Price**  
March quarter 2023: \$2,695,000

## Comparable Properties



**20a Sargood St HAMPTON 3188 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$3,170,000  
**Method:** Auction Sale  
**Date:** 27/06/2023  
**Property Type:** House (Res)  
**Land Size:** 461 sqm approx



**141 Beach Rd SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$3,120,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 553.30 sqm approx



**7 Moffat St BRIGHTON 3186 (REI)**

[Agent Comments](#)

4   2   1

**Price:** \$3,085,000  
**Method:** Private Sale  
**Date:** 17/05/2023  
**Property Type:** House

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