

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 & \$3,100,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Hampton

Period - From 17/07/2022 to 16/07/2023 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	62 Thomas St HAMPTON 3188	\$3,080,000	18/03/2023
2	96 Beach Rd SANDRINGHAM 3191	\$3,000,000	30/06/2023
3	93 Orlando St HAMPTON 3188	\$2,990,000	16/05/2023

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:

17/07/2023 09:35



5 3 2

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

Indicative Selling Price
 \$2,950,000 - \$3,100,000
Median House Price
 17/07/2022 - 16/07/2023: \$2,250,000

Comparable Properties



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



96 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 4

Price: \$3,000,000
Method: Private Sale
Date: 30/06/2023
Property Type: House
Land Size: 300 sqm approx



93 Orlando St HAMPTON 3188 (REI)

Agent Comments

5 2 4

Price: \$2,990,000
Method: Private Sale
Date: 16/05/2023
Property Type: House
Land Size: 612 sqm approx

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