

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

78 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,726,500

Property Type Townhouse

Suburb Hampton

Period - From 07/04/2024

to

06/04/2025

Source Property Data

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 | 73 Linacre Rd HAMPTON 3188 | \$1,950,000 | 15/02/2025 |
| 2 | 5 Carew St SANDRINGHAM 3191 | \$1,850,000 | 17/01/2025 |
| 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:

07/04/2025 16:13

Jenny Dwyer

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median Townhouse Price

07/04/2024 - 06/04/2025: \$1,726,500



3 2 2

Property Type: Townhouse single level

Land Size: 425 sqm approx

Agent Comments

Comparable Properties



73 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)



5 Carew St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 1

Price: \$1,850,000

Method: Private Sale

Date: 17/01/2025

Property Type: House (Res)

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