

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

G01/41 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$825,000 & \$845,000

Median sale price

Median price \$817,500 Property Type Unit Suburb Hampton

Period - From 09/10/2022 to 08/10/2023 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	7/36 Crisp St HAMPTON 3188	\$900,000	30/08/2023
2	207/1a Littlewood St HAMPTON 3188	\$890,000	05/07/2023
3	4/9 Waltham St SANDRINGHAM 3191	\$870,000	01/09/2023

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.~~

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2 1 1

Property Type: Apartment

Agent Comments

As new , ground floor, with wrap around garden

Indicative Selling Price

\$825,000 - \$845,000

Median Unit Price

09/10/2022 - 08/10/2023: \$817,500

Comparable Properties



7/36 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$900,000

Method: Private Sale

Date: 30/08/2023

Property Type: Apartment



207/1a Littlewood St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$890,000

Method: Private Sale

Date: 05/07/2023

Property Type: Unit



4/9 Waltham St SANDRINGHAM 3191 (REI)

Agent Comments

2 2 2

Price: \$870,000

Method: Private Sale

Date: 01/09/2023

Property Type: Apartment

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