

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

2/36 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$971,500

Property Type

Unit

Suburb

Hampton

Period - From

01/01/2023

to

31/12/2023

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	7/16 Small St HAMPTON 3188	\$950,000	22/01/2024
2	1/13 Foam St HAMPTON 3188	\$907,000	17/01/2024
3	7/36 Crisp St HAMPTON 3188	\$900,000	30/08/2023

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:

10/02/2024 15:59



2 2 1

Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$930,000
Median Unit Price
Year ending December 2023: \$971,500

Comparable Properties



7/16 Small St HAMPTON 3188 (REI)

[Agent Comments](#)

2 2 1

Price: \$950,000
Method: Private Sale
Date: 22/01/2024
Property Type: Apartment



1/13 Foam St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$907,000
Method: Private Sale
Date: 17/01/2024
Property Type: Unit
Land Size: 749 sqm approx



7/36 Crisp St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$900,000
Method: Private Sale
Date: 30/08/2023
Property Type: Apartment

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