

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

210/33 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$926,250 Property Type Unit Suburb Hampton

Period - From 11/07/2023 to 10/07/2024 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	8/36 Crisp St HAMPTON 3188	\$920,000	12/04/2024
2	G03/41 Crisp St HAMPTON 3188	\$912,000	03/04/2024
3	103/41 Crisp St HAMPTON 3188	\$825,000	02/03/2024

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:

11/07/2024 10:26



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

11/07/2023 - 10/07/2024: \$926,250

Comparable Properties

8/36 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$920,000

Method:

Date: 12/04/2024

Property Type: Apartment

G03/41 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$912,000

Method:

Date: 03/04/2024

Property Type: Apartment

103/41 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method:

Date: 02/03/2024

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400