

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

2/12 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,005,000 Property Type Unit Suburb Hampton

Period - From 12/04/2021 to 11/04/2022 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	2/6 Regent St BRIGHTON EAST 3187	\$990,000	10/03/2022
2	2/40 Bamfield St SANDRINGHAM 3191	\$960,000	25/11/2021
3	1/20 David St HAMPTON 3188	\$935,000	15/12/2021

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:

12/04/2022 09:16



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
12/04/2021 - 11/04/2022: \$1,005,000

Comparable Properties



2/6 Regent St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 10/03/2022
Property Type: House (Res)



2/40 Bamfield St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$960,000
Method: Auction Sale
Date: 25/11/2021
Property Type: Unit



1/20 David St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$935,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: Townhouse (Res)

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