

# 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

6/36 Crisp Street, Hampton Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$735,000

&

\$785,000

### Median sale price

Median price \$800,000

Property Type Unit

Suburb Hampton

Period - From 01/10/2018

to 30/09/2019

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.~~

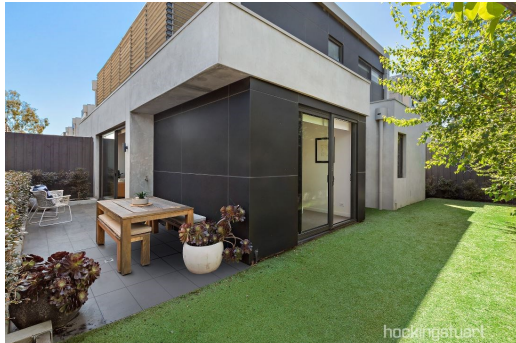
|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 303/33 Crisp St HAMPTON 3188    | \$765,000 | 26/07/2019   |
| 2 | 1/9 Waltham St SANDRINGHAM 3191 | \$760,000 | 02/11/2019   |
| 3 |                                 |           |              |

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:

06/11/2019 14:14



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**303/33 Crisp St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$765,000

**Method:** Sold Before Auction

**Date:** 26/07/2019

**Property Type:** Apartment



**1/9 Waltham St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 2 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 02/11/2019

**Property Type:** Apartment

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.