

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

102/33 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 \$890,000 & \$950,000

### Median sale price

Median price \$942,000 Property Type Unit Suburb Hampton

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 14/495 Balcombe Rd BEAUMARIS 3193 | \$920,000 | 06/12/2019   |
| 2 | 16/78 Holyrood St HAMPTON 3188    | \$895,000 | 14/12/2019   |
| 3 | 16/495 Balcombe Rd BEAUMARIS 3193 | \$850,000 | 26/10/2019   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/01/2020 16:20



2 2 1

**Property Type:** Apartment  
**Land Size:** 79 internal 147 external  
sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median Unit Price**  
September quarter 2019: \$942,000

## Comparable Properties



**14/495 Balcombe Rd BEAUMARIS 3193 (REI)** **Agent Comments**

2 2 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 06/12/2019  
**Property Type:** Apartment



**16/78 Holyrood St HAMPTON 3188 (REI)** **Agent Comments**

2 2 2

**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Apartment



**16/495 Balcombe Rd BEAUMARIS 3193 (REI/VG)** **Agent Comments**

2 2 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 26/10/2019  
**Property Type:** Apartment