Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/12 Crisp Street, Hampton Vic 3188

Indicative selling price

For the meaning	of this price see	e consumer.vic.go	ov.au/underquot	ting			
Range betwee	n \$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	2 So	urce 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.

Ad	dress 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)

2/40 Bamfield St SANDRINGHAM 3191 (REI)

6 1



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



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

Date: 25/11/2021 Property Type: Unit

2



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

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Agent Comments

Agent Comments

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

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



propertydata

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