



5
 4
 2

Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 June quarter 2017: \$2,120,000

First time offered in 30 years, this immaculate 1970s 5 bedroom 4 bathroom family entertainer is superb with its cathedral ceilings, 4 entertaining rooms, north facing pool, tranquil alfresco, massive store & double carport (auto gates). Walk to Hampton Street & train.

Comparable Properties



68 Littlewood St HAMPTON 3188 (REI)

4
 2
 2

Price: \$2,905,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 9
Property Type: House (Res)
Land Size: 630 sqm approx



17 Willis St HAMPTON 3177 (REI)

4
 1
 2

Price: \$2,500,000
Method: Private Sale
Date: 30/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 637 sqm approx



87 Mills St HAMPTON 3188 (REI)

3
 1
 3

Price: \$2,120,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 753 sqm approx

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 39 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,120,000 House X Suburb Hampton

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-------------|--------------|
| 68 Littlewood St HAMPTON 3188 | \$2,905,000 | 27/05/2017 |
| 17 Willis St HAMPTON 3177 | \$2,500,000 | 30/05/2017 |
| 87 Mills St HAMPTON 3188 | \$2,120,000 | 17/06/2017 |