

William O'Brien 03 9521 9800 0427 184 088 wobrien@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	1/69 Crisp Street, Hampton Vic 3188
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,650,000	&	\$1,730,000

Median sale price

Median price	\$1,855,000	Hou	ise X	Unit		Suburb	Hampton
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	60 Victoria St SANDRINGHAM 3191	\$1,730,000	16/06/2018
2	35 Studley Rd BRIGHTON EAST 3187	\$1,685,000	26/05/2018
3	38 Nicol St HIGHETT 3190	\$1,650,000	22/02/2018

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.

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Indicative Selling Price \$1,650,000 - \$1,730,000 **Median House Price** June guarter 2018: \$1,855,000



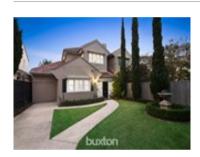


Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



60 Victoria St SANDRINGHAM 3191 (REI)

Price: \$1,730,000 Method: Auction Sale Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Agent Comments



35 Studley Rd BRIGHTON EAST 3187 (REI)





Price: \$1,685,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



38 Nicol St HIGHETT 3190 (REI)





Price: \$1,650,000 Method: Auction Sale Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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