

## 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

1/69 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 \$1,650,000 & \$1,730,000

#### Median sale price

Median price \$1,855,000 House 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.

	Address 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.



 4    2    2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,730,000

**Median House Price**

June quarter 2018: \$1,855,000

## Comparable Properties



**60 Victoria St SANDRINGHAM 3191 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** House (Res)



**35 Studley Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,685,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**38 Nicol St HIGGETT 3190 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** House (Res)