

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 | 304/33 Crisp Street, Hampton Vic 3188 |
|---|---------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$770,000 | & | \$845,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price | \$892,500 | House | | Unit | X | Suburb | Hampton |
| Period - From | 01/10/2016 | to | 30/09/2017 | 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 | 23/56 Beach Rd HAMPTON 3188 | \$842,000 | 26/08/2017 |
| 2 | 4 Gipsy Way SANDRINGHAM 3191 | \$800,000 | 26/08/2017 |
| 3 | G01/4 Fernhill Rd SANDRINGHAM 3191 | \$750,000 | 21/06/2017 |

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$770,000 - \$845,000
Median Unit Price
Year ending September 2017: \$892,500

Comparable Properties



23/56 Beach Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$842,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Apartment



4 Gypsy Way SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$800,000
Method: Sold Before Auction
Date: 26/08/2017
Rooms: -
Property Type: Apartment



G01/4 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$750,000
Method: Private Sale
Date: 21/06/2017
Rooms: -
Property Type: Apartment