

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

4/49 Crisp Street, Hampton Vic 3188

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$950,500 Property Type Unit Suburb Hampton

Period - From 20/11/2019 to 19/11/2020 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	6/2-8 Sandringham Rd SANDRINGHAM 3191	\$865,000	12/10/2020
2	4/32 Linacre Rd HAMPTON 3188	\$840,000	10/11/2020
3	6/35-37 Littlewood St HAMPTON 3188	\$835,000	11/11/2020

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:

20/11/2020 14:05



2 1 2

Rooms: 4
Property Type: Unit
Land Size: 201 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
20/11/2019 - 19/11/2020: \$950,500

Comparable Properties



6/2-8 Sandringham Rd SANDRINGHAM 3191 (REI) [Agent Comments](#)

2 1 1

Price: \$865,000
Method: Private Sale
Date: 12/10/2020
Property Type: Apartment
Land Size: 241 sqm approx



4/32 Linacre Rd HAMPTON 3188 (REI) [Agent Comments](#)

2 1 2

Price: \$840,000
Method: Private Sale
Date: 10/11/2020
Property Type: Unit



6/35-37 Littlewood St HAMPTON 3188 (REI) [Agent Comments](#)

2 1 1

Price: \$835,000
Method: Private Sale
Date: 11/11/2020
Property Type: Unit