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	7/41 CRISP STREET HAMPTON VIC 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$995,000	&	$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,485,000	Property type	Other	Suburb	Hampton
Period-from	01 Feb 2022	to	31 Jan 2023	Source	Corelogic

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 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
107/33 CRISP STREET HAMPTON VIC 3188	$1,150,000	12-Apr-22
14/39 WILLIS STREET HAMPTON VIC 3188	$1,110,000	14-Jun-22

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 6 months.

This Statement of Information was prepared on: 01 February 2023

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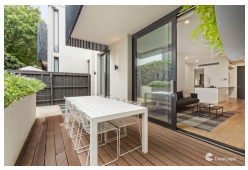
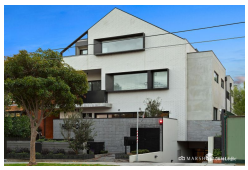


107/33 CRISP STREET HAMPTON VIC 3188

2 2 1

Sold Price **$1,150,000** Sold Date **12-Apr-22**

Distance **0.07km**



14/39 WILLIS STREET HAMPTON VIC 3188

2 2 2

Sold Price **$1,110,000** Sold Date **14-Jun-22**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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