

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

4/234 Stony Point Road Crib Point VIC 3919

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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Crib Point

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/9 Milne Street Crib Point VIC 3919	\$460,000	04-Jul-19
1/75 Lorimer Street Crib Point VIC 3919	\$455,000	09-Sep-19
4/128 Disney Street Crib Point VIC 3919	\$412,500	05-Jul-19

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: 31 October 2019



3/9 Milne Street Crib Point VIC 3919

 3  2  2

Sold Price **\$460,000** Sold Date **04-Jul-19**

Distance **0.27km**



1/75 Lorimer Street Crib Point VIC 3919

 3  2  2

Sold Price **\$455,000** Sold Date **09-Sep-19**

Distance **0.91km**



4/128 Disney Street Crib Point VIC 3919

 3  2  2

Sold Price **\$412,500** Sold Date **05-Jul-19**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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