

Statement of Information
Single residential property located in the Melbourne metropolitan area

Prompt Realty

Section 47AF of the *Estate Agents Act 1980*

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Property offered for sale

Address Including suburb and postcode	lot B,314 STONY POINT ROAD CRIB POINT
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Indicative selling price

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

Single price	\$950,000	or range between	\$*	&	\$
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Median sale price

Median price	\$725.000.00	Property type	house	Suburb	CRIB POINT
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Period - From	01/06/24	to	31/12/24	Source	CoreLogic
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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	\$	
2	\$	
3	\$	

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:	1/09/2025
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