

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

2/254 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Jun 2019

to

31 May 2020

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

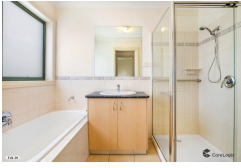
Date of sale

3/44 Park Road Crib Point VIC 3919	\$373,000	28-Dec-19
9/288 Stony Point Road Crib Point VIC 3919	\$385,000	21-Jan-20
1/36A Governors Road Crib Point VIC 3919	\$405,000	08-Oct-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: 10 June 2020



3/44 Park Road Crib Point VIC 3919 Sold Price **\$373,000** Sold Date **28-Dec-19**

 2  1  1

Distance **0.29km**



9/288 Stony Point Road Crib Point VIC 3919 Sold Price **\$385,000** Sold Date **21-Jan-20**

 2  1  1

Distance **0.36km**



1/36A Governors Road Crib Point VIC 3919 Sold Price **\$405,000** Sold Date **08-Oct-19**

 2  1  1

Distance **0.77km**



4/36A Governors Road Crib Point VIC 3919 Sold Price **\$387,500** Sold Date **04-Apr-20**

 2  1  1

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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