

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

3/289 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Crib Point

Period-from

01 May 2021

to

30 Apr 2022

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

1/50 PETERSON STREET CRIB POINT VIC 3919	\$510,000	18-Sep-21
5/136 DISNEY STREET CRIB POINT VIC 3919	\$530,000	23-Mar-22
5/48A GOVERNORS ROAD CRIB POINT VIC 3919	\$520,000	11-Aug-21

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: 25 May 2022



1/50 PETERSON STREET CRIB POINT VIC 3919

 2  1  1

Sold Price **\$510,000** Sold Date **18-Sep-21**

Distance -



5/136 DISNEY STREET CRIB POINT VIC 3919

 3  1  1

Sold Price **\$530,000** Sold Date **23-Mar-22**

Distance -



5/48A GOVERNORS ROAD CRIB POINT VIC 3919

 3  2  2

Sold Price **\$520,000** Sold Date **11-Aug-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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