

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 VERDUN STREET 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Crib Point

Period-from

01 Oct 2023

to

30 Sep 2024

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

8 PARK ROAD CRIB POINT VIC 3919	\$795,000	16-Sep-24
4 MARKET STREET CRIB POINT VIC 3919	\$780,000	17-May-24
1 HOWELL STREET CRIB POINT VIC 3919	\$690,000	06-Jun-24

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: 07 October 2024



8 PARK ROAD CRIB POINT VIC 3919

Sold Price

^{RS}

\$795,000

Sold Date

16-Sep-24

 3

 1

 2

Distance

0.98km



4 MARKET STREET CRIB POINT VIC 3919

Sold Price

\$780,000

Sold Date

17-May-24

 3

 1

 3

Distance

1.37km



1 HOWELL STREET CRIB POINT VIC 3919

Sold Price

\$690,000

Sold Date

06-Jun-24

 3

 1

 4

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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