

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Austin Court, Crib Point

Indicative selling price

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

Single price

\$480,000

or range between

\$

&

\$

Median sale price (Delete house or unit as applicable)

Median price

\$446,000

House

Yes

Unit

Suburb

Crib Point

Period - From

March 17

to

July 17

Source

RP Data

Comparable property sales

*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 97 Lorimer Street, Crib Point	\$450,000	16/7/2017
2 20 Muriel Street, Crib Point	\$520,000	28/7/2017
3 8 Peterson Street, Crib Point	\$463,000	28/7/2017

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.