

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 14A Pearce Street, Crib Point

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$339,500

or range between

&

Median sale price

Median price \$510,000

House

X

Unit

Suburb Crib Point

Period - From 01/07/2017

to

23/07/2018

Source RP Data

Comparable property sales

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 1/99 Disney Street, Crib Point	\$425,000	23/03/2018
2 2/99 Disney Street, Crib Point	\$400,000	09/07/2018
3 2/48A Governors Road, Crib Point	\$397,000	25/03/2018