

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

2/271 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Aug 2020

to

31 Jul 2021

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

66 Disney Street Crib Point VIC 3919

\$730,000

28-Apr-21

2538 Frankston-Flinders Road Bittern VIC 3918

\$607,500

01-Feb-21

1/23 Myers Road Bittern VIC 3918

\$532,000

16-Dec-20

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: 02 August 2021

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66 Disney Street Crib Point VIC 3919

3 2 1

Sold Price **\$730,000** Sold Date **28-Apr-21**

Distance **0.93km**



2538 Frankston-Flinders Road Bittern VIC 3918

3 2 1

Sold Price **\$607,500** Sold Date **01-Feb-21**

Distance **2.92km**



1/23 Myers Road Bittern VIC 3918

3 2 1

Sold Price **\$532,000** Sold Date **16-Dec-20**

Distance **3km**

RS = Recent sale

UN = Undisclosed Sale

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