

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

6 Austin Court 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Crib Point

Period-from

01 Feb 2020

to

31 Jan 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

36 Lorimer Street Crib Point VIC 3919	\$712,000	14-Nov-20
38 Milne Street Crib Point VIC 3919	\$720,000	03-Jan-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: 22 February 2021



36 Lorimer Street Crib Point VIC 3919

Sold Price **\$712,000** Sold Date **14-Nov-20**

3 2 8

Distance **0.61km**



38 Milne Street Crib Point VIC 3919

Sold Price ^{RS} **\$720,000** Sold Date **03-Jan-21**

4 2 3

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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