

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

2/41 Lorimer Street, Crib Point

Indicative selling price

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

Single price

or range between

\$410,000

&

\$450,000

Median sale price

Median price

\$365,000

House

Unit

X

Suburb

Crib Point

Period - From

1/11/2016

to

20/11/2017

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 3/75 Lorimer Street, Crib Point	\$395,000	16/05/2017
2 5/26 Point Road, Crib Point	\$398,000	12/05/2017
3 5/38 Park Road, Crib Point	\$425,000	23/11/2017