Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
15 MENTIPLAY STREET CRIB POINT VIC 3919						
e see consumer.vi	c.gov.a	ıu/underquotin	g (*C	Delete single price	e or range a	as applicable)
		or range between		\$645,000	&	\$700,000
Median sale price (*Delete house or unit as applicable)						
\$700,000	Property type		House	Suburb	Crib Point	
01 Jul 2022	to 30 Jun 2023		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						
	e see consumer.vi pplicable) \$700,000 01 Jul 2022 sales (*Delete A	e see consumer.vic.gov.a oplicable) \$700,000 Pro 01 Jul 2022 to sales (*Delete A or B properties sold within two oft's representative considerations.	e see consumer.vic.gov.au/underquoting or range between pplicable) \$700,000 Property type 01 Jul 2022 to 30 Jun 20 sales (*Delete A or B below as approperties sold within two kilometres of ont's representative considers to be most	e see consumer.vic.gov.au/underquoting (*E or range between pplicable) \$700,000 Property type 01 Jul 2022 to 30 Jun 2023 sales (*Delete A or B below as application of the policy representative considers to be most comparison.	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$645,000 pplicable) \$700,000 Property type House 01 Jul 2022 to 30 Jun 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the price of the property for the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative conside	e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$645,000 & pplicable) \$700,000 Property type House Suburb 01 Jul 2022 to 30 Jun 2023 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 of the representative considers to be most comparable to the property for sale in the last 6 of the pr

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: 28 July 2023



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