



## **STATEMENT OF INFORMATION**

8/75 LORIMER STREET, CRIB POINT, VIC 3919  
PREPARED BY TAY TING, LEVEL 6, 50 APPEL STREET SURFERS PARADISE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Harcourts

**8/75 LORIMER STREET, CRIB POINT, VIC**

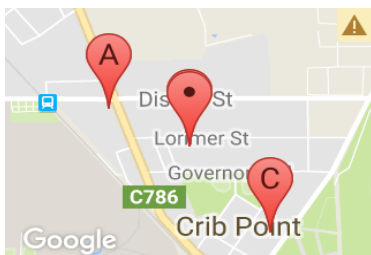
3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$420,000 to \$450,000**

## MEDIAN SALE PRICE



**CRIB POINT, VIC, 3919**

Suburb Median Sale Price (Unit)

**\$315,000**

01 October 2016 to 30 September 2017

Provided by:

## COMPARABLE PROPERTIES

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.



Harcourts

**4/335 STONY POINT RD, CRIB POINT, VIC**

3 1 2

### Sale Price

**\*\$400,000**

Sale Date: 16/10/2017

Distance from Property: 594m



**9/75 LORIMER ST, CRIB POINT, VIC 3919**

3 2 2

### Sale Price

**\*\$410,000**

Sale Date: 25/08/2017

Distance from Property: 15m



**5/26 POINT RD, CRIB POINT, VIC 3919**

3 2 2

### Sale Price

**\$398,000**

Sale Date: 12/05/2017

Distance from Property: 805m



This report has been compiled on 23/10/2017 by Tay Ting. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

8/75 LORIMER STREET, CRIB POINT, VIC 3919

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$420,000 to \$450,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

CRIB POINT

Period

01 October 2016 to 30 September 2017

Source



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
4/335 STONY POINT RD, CRIB POINT, VIC 3919	*\$400,000	16/10/2017
9/75 LORIMER ST, CRIB POINT, VIC 3919	*\$410,000	25/08/2017
5/26 POINT RD, CRIB POINT, VIC 3919	\$398,000	12/05/2017