

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 351 Stony Point Road, Crib Point

Indicative selling price

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

Single price or range between \$570,000 & \$590,000

Median sale price

Median price \$555,000 House X Unit Suburb Crib Point

Period - From July 2018 to Jan 2019 Source RP Data

Comparable property sales

*A 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 – 41 Jacka Street, Crib Point	\$715,000	12/12/18
2 – 96 Disney Street, Crib Point	\$641,000	13/12/18
3 – 7/38 Park Road, Crib Point	\$645,000	03/08/18