

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

3/6 Point Road 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

or range
between

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

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

3/289 Stony Point Road Crib Point VIC 3919	\$395,000	01-Feb-21
4/36 Pearce Street Crib Point VIC 3919	\$382,000	02-Oct-20

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: 15 February 2021



**3/289 Stony Point Road Crib Point
VIC 3919**

2 1 1

Sold Price

^{RS} **\$395,000**

Sold Date

01-Feb-21

Distance

1.12km



**4/36 Pearce Street Crib Point VIC
3919**

2 1 1

Sold Price

\$382,000

Sold Date

02-Oct-20

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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