

# 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 2/278 Stony Point Road, Crib Point 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 \$399,995 & \$439,995

### Median sale price

Median price \$540,000 Property type Unit Suburb Crib Point

Period - From 13/2/2023 to 13/2/2024 Source RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

This Statement of Information was prepared on: 04/03/2024

**WANT TO KNOW WHAT YOUR PROPERTY IS WORTH?**

Scan the QR Code and get in touch for your FREE Appraisal today!

