

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

5/48A Governors 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Jul 2020

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 5/91A Creswell Street Crib Point VIC 3919 | \$505,000 | 23-Feb-21 |
| 4/88 Creswell Street Crib Point VIC 3919 | \$502,000 | 24-Mar-21 |
| | | |

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: 13 July 2021

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**5/91A Creswell Street Crib Point
VIC 3919**

3 2 2

Sold Price

\$505,000

Sold Date

23-Feb-21

Distance

0.93km



**4/88 Creswell Street Crib Point VIC
3919**

3 1 2

Sold Price

\$502,000

Sold Date

24-Mar-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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