

# 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 Lot 56, 65 Creswell Street, Crib Point

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$450,000 & \$495,000

### Median sale price

Median price \$750,000 Property type House Suburb Crib Point

Period - From 1<sup>st</sup> Sept 2023 to 31<sup>st</sup> Aug 2024 Source Rp Data

### 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 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 51 Creswell Street, Crib Point | \$ 455,000 | 29 <sup>th</sup> July 2024  |
| 2 53 Creswell Street, Crib Point | \$ 455,000 | 9 <sup>th</sup> August 2024 |
| 3 55 Creswell Street, Crib Point | \$ 455,000 | 4 <sup>th</sup> Sept 2024   |

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 six months.

This Statement of Information was prepared on: 19<sup>th</sup> September 2024