

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

1/50 Peterson Street 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Sep 2020

to

31 Aug 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

2/48A Governors Road Crib Point VIC 3919	\$480,000	07-Apr-21
3/134 Disney Street Crib Point VIC 3919	\$475,000	27-May-21
2/138 Disney Street Crib Point VIC 3919	\$480,000	17-Aug-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: 06 September 2021



2/48A Governors Road Crib Point VIC 3919

2 1 1

Sold Price

\$480,000

Sold Date

07-Apr-21

Distance

0.32km



3/134 Disney Street Crib Point VIC 3919

2 1 1

Sold Price

\$475,000

Sold Date

27-May-21

Distance

0.65km



2/138 Disney Street Crib Point VIC 3919

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

17-Aug-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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