

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/170 Stony Point Road, Crib Point

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$395,000 & \$434,000

Median sale price

Median price \$447,500 House Unit X Suburb RP Data

Period - From 01/10/17 to 22/10/18 Source RP Data

Comparable property sales

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 1/44 Milne Street, Crib Point	\$445,000	31/08/18
2 6/41 Lorimer Street, Crib Point	\$457,500	19/09/18
3 2/37 Lorimer Street, Crib Point	\$480,000	16/06/18