

## 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

57 Jacka Street Crib Point VIC 3919

### Indicative selling price

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

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 53 Jacka Street Crib Point VIC 3919   | \$962,500 | 06-Jul-21 |
| 33 Symonds Street Crib Point VIC 3919 | \$955,000 | 18-Apr-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: 23 September 2021



**53 Jacka Street Crib Point VIC 3919** Sold Price **\$962,500** Sold Date **06-Jul-21**

3 2 6

Distance **0.04km**



**33 Symonds Street Crib Point VIC 3919** Sold Price **\$955,000** Sold Date **18-Apr-21**

4 2 2

Distance **0.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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