

# 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 4/335 Stony Point Road, Crib Point

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$555,000 & \$575,000

### Median sale price

Median price \$592,000 Property type Unit Suburb Crib Point

Period - From 20/12/2021 to 23/03/2022 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 5/136 Disney Street, Crib Point	\$530,000	23/03/2022
2 4/83 Milne Street, Crib Point	\$535,000	20/12/2021
3 2/37 Lorimer Street, Crib Point	\$630,000	09/03/2022

This Statement of Information was prepared on: Wednesday 25<sup>th</sup> May, 2022