

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

52 PARK ROAD 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

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Crib Point

Period-from

01 Jun 2021

to

31 May 2022

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

13 KARA COURT CRIB POINT VIC 3919	\$1,040,000	19-Dec-21
90A CRESWELL STREET CRIB POINT VIC 3919	\$1,191,000	13-May-22
7 MARKET STREET CRIB POINT VIC 3919	\$1,000,000	19-Apr-22

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: 07 June 2022



13 KARA COURT CRIB POINT VIC 3919

4 3 4

Sold Price

\$1,040,000

Sold Date

19-Dec-21

Distance

0.54km



90A CRESWELL STREET CRIB POINT VIC 3919

4 2 8

Sold Price

^{RS} **\$1,191,000**

Sold Date

13-May-22

Distance

1.38km



7 MARKET STREET CRIB POINT VIC 3919

4 2 2

Sold Price

^{RS} **\$1,000,000** ^{UN}

Sold Date

19-Apr-22

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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