

## 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

267A STONY POINT ROAD CRIB POINT VIC 3919

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Crib Point

Period-from

01 Oct 2023

to

30 Sep 2024

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

3 DENMAN STREET CRIB POINT VIC 3919	\$600,000	27-Jun-24
20 PARK ROAD CRIB POINT VIC 3919	\$650,000	12-Feb-24
2 PETA WAY CRIB POINT VIC 3919	\$605,000	25-Aug-24

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: 09 October 2024



## 3 DENMAN STREET CRIB POINT VIC 3919

3 1 2

Sold Price **\$600,000** Sold Date **27-Jun-24**

Distance **0.69km**



## 20 PARK ROAD CRIB POINT VIC 3919

3 1 1

Sold Price **\$650,000** Sold Date **12-Feb-24**

Distance **0.69km**



## 2 PETA WAY CRIB POINT VIC 3919

3 1 1

Sold Price **\$605,000** Sold Date **25-Aug-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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