

STATEMENT OF INFORMATION

42 JACKA STREET, CRIB POINT, VIC 3919

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 JACKA STREET, CRIB POINT, VIC 3919 5 2 4

Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



CRIB POINT, VIC, 3919

Suburb Median Sale Price (House)

\$455,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 DARTNELL CL, CRIB POINT, VIC 3919 4 1 2

Sale Price

***\$537,000**

Sale Date: 14/12/2017

Distance from Property: 398m



7 MARKET ST, CRIB POINT, VIC 3919 4 2 2

Sale Price

Price Withheld

Sale Date: 15/11/2017

Distance from Property: 319m



7 KENNY ST, CRIB POINT, VIC 3919 5 2 4

Sale Price

***\$680,000**

Sale Date: 12/09/2017

Distance from Property: 155m



This report has been compiled on 03/02/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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Indicative selling price

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Price Range: \$650,000 to \$715,000

Median sale price

Median price

\$455,000

House

☒

Unit

☐

Suburb

CRIB POINT

Period

01 January 2017 to 31 December
2017

Source



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
6 DARTNELL CL, CRIB POINT, VIC 3919	*\$537,000	14/12/2017
7 MARKET ST, CRIB POINT, VIC 3919	Price Withheld	15/11/2017
7 KENNY ST, CRIB POINT, VIC 3919	*\$680,000	12/09/2017