

## 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

8 MILNE 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

\$949,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Crib Point

Period-from

01 Jul 2021

to

30 Jun 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 52 PARK ROAD CRIB POINT VIC 3919 | \$970,000 | 23-Jun-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: 18 July 2022



**52 PARK ROAD CRIB POINT VIC  
3919**

 3  1  2

Sold Price

<sup>RS</sup> **\$970,000** Sold Date **23-Jun-22**

Distance **0.43km**

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

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