

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 22 Peterson Street, Crib Point

Indicative selling price

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

Single price \$*649,000

or range between \$*

&

\$

Median sale price

Median price \$689,750

Property type House

Suburb Crib Point

Period - From 25/03/23

to

25/03/24

Source Rp Data

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 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 81 Lorimer Street, Crib Point	\$651,000	26/02/24
2 20 Park Street, Crib Point	\$650,000	20/02/24
3 31 Orotava Street, Crib Point	\$650,000	13/12/23

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 six months.

This Statement of Information was prepared on: 25/03/2024