

## 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

9 MENTIPLAY STREET 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

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Crib Point

Period-from

01 Jan 2022

to

31 Dec 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

5 DARTNELL CLOSE CRIB POINT VIC 3919	\$690,000	19-Sep-22
42 CAMPBELL STREET CRIB POINT VIC 3919	\$685,000	02-Nov-22
38 LORIMER STREET CRIB POINT VIC 3919	\$710,000	20-Dec-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: 27 January 2023



## 5 DARTNELL CLOSE CRIB POINT VIC 3919

Sold Price

**\$690,000**

Sold Date

**19-Sep-22**



4



2



-

Distance

**1.11km**



## 42 CAMPBELL STREET CRIB POINT VIC 3919

Sold Price

**\$685,000**

Sold Date

**02-Nov-22**



3



2



2

Distance

**0.88km**



## 38 LORIMER STREET CRIB POINT VIC 3919

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**20-Dec-22**



3



1



4

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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