

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

8/75 LORIMER STREET CRIB POINT VIC 3919

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Apr 2023

to

31 Mar 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

2/26 POINT ROAD CRIB POINT VIC 3919	\$585,000	04-Nov-23
4/27 SUDHOLZ STREET BITTERN VIC 3918	\$601,000	26-Feb-24
2/9 MILNE STREET CRIB POINT VIC 3919	\$650,000	14-Dec-23

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: 03 April 2024

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2/26 POINT ROAD CRIB POINT VIC 3919 Sold Price **\$585,000** Sold Date **04-Nov-23**

3 2 2

Distance **0.84km**



4/27 SUDHOLZ STREET BITTERN VIC 3918 Sold Price ^{RS} **\$601,000** Sold Date **26-Feb-24**

3 2 2

Distance **3.03km**



2/9 MILNE STREET CRIB POINT VIC 3919 Sold Price **\$650,000** Sold Date **14-Dec-23**

3 2 2

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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