

# 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 7/36A Governors Road, Crib Point

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$475,000 & \$495,000

### Median sale price

Median price \$530,000 Property type Unit Suburb Crib Point

Period - From August 19 to February 20 Source RP Data

### 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
1 4 Denman Street, Crib Point	\$430,000	24/08/2019
2 1/75 Lorimer Street, Crib Point	\$455,000	09/09/2019
3 3/9 Milne Street, Crib Point	\$460,000	04/0/2019

This Statement of Information was prepared on: 11<sup>th</sup> February, 2020