

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

9/288 Stony Point Road 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Crib Point

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/36A Governors Road Crib Point VIC 3919	\$405,000	23-Oct-19
9/99 Disney Street Crib Point VIC 3919	\$340,000	28-Sep-19
4/128 Disney Street Crib Point VIC 3919	\$412,500	05-Jul-19

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.~~

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**1/36A Governors Road Crib Point
VIC 3919**

Sold Price

^{RS} **\$405,000**

Sold Date

23-Oct-19

 2  1  1

Distance

0.72km



**9/99 Disney Street Crib Point VIC
3919**

Sold Price

\$340,000

Sold Date

28-Sep-19

 2  1  1

Distance

0.76km



**4/128 Disney Street Crib Point VIC
3919**

Sold Price

\$412,500

Sold Date

05-Jul-19

 3  2  2

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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