

## 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

20 Point Road Crib Point VIC 3919

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Crib Point

Period-from

01 Jul 2020

to

30 Jun 2021

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

17 Park Road Crib Point VIC 3919	\$730,000	19-Feb-21
21 Park Road Crib Point VIC 3919	\$700,000	06-Feb-21

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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**GRANGER**

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**17 Park Road Crib Point VIC 3919**

Sold Price

**\$730,000**

Sold Date

**19-Feb-21**

 3  1  4

Distance

**0.12km**



**21 Park Road Crib Point VIC 3919**

Sold Price

**\$700,000**

Sold Date

**06-Feb-21**

 3  2  4

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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