# 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

Period-from

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

Single Price		or rang betwee	° ⊡ .ħ/4U/U/U	&	\$790,000	
Median sale price (*Delete house or unit as applicable)						
Median Price	\$615,000	Property type	House	Suburb	Crib Point	

30 Jun 2021

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2020

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.

to

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.

This Statement of Information was prepared on: 09 July 2021



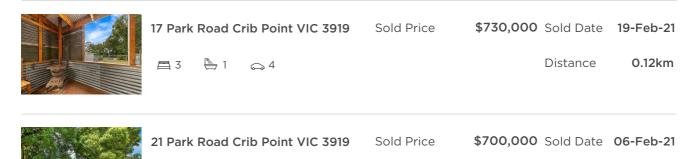
Corelogic

consumer.vic.gov.au

**GRANGER** Darren Sadler M 0448947622 E darren.sadler@granger.com.au

Distance

0.14km



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RS = Recent sale UN = Undisclosed Sale

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