

## 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 3/91A CRESWELL STREET CRIB POINT VIC  
3919 postcode

### 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 \$560,000 & \$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \$560,000 Property type  Unit Suburb  Crib Point  
Period-from  01 Jun 2022 to  31 May 2023 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
1/252 STONY POINT ROAD CRIB POINT VIC 3919	\$630,000	21-June 2023

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: 22 June 2023



1/252 STONY POINT ROAD CRIB Sold Price  
POINT VIC 3919

\$630,000

Sold Date

21-Jun-23

 3  2  2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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