

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17A Orotava Street, Crib Point

### 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 \$320,000 & \$350,000

### Median sale price (Delete house or unit as applicable)

Median price \$295,000 House Unit Yes Suburb Crib Point

Period - From 1/10/2017 to 10/10/2017 Source RP Data

### Comparable property sales

\*A 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 1/335 Stony Point Road, Crib Point	\$330,000	10/5/2017
2 1/136 Disney Street, Crib Point	\$340,000	10/5/2017
3 2/50 Peterson Street, Crib Point	\$355,000	21/6/2017

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 six months.