

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

1/6 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/170 Stony Point Road Crib Point VIC 3919	\$450,000	07-Oct-20
2/75 Lorimer Street Crib Point VIC 3919	\$455,000	22-Oct-20

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: 11 January 2021



**1/170 Stony Point Road Crib Point
VIC 3919**

Sold Price

\$450,000

Sold Date

07-Oct-20

 3  2  2

Distance

0.14km



**2/75 Lorimer Street Crib Point VIC
3919**

Sold Price

\$455,000

Sold Date

22-Oct-20

 3  2  2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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