

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

18 OSWIN STREET 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Crib Point

Period-from

01 Oct 2022

to

30 Sep 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

21 HAMILTON STREET CRIB POINT VIC 3919	\$1,063,000	30-Jun-23
323 STONY POINT ROAD CRIB POINT VIC 3919	\$895,750	17-Aug-23
1C PEARCE STREET CRIB POINT VIC 3919	\$910,000	29-Aug-23

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: 18 October 2023



**21 HAMILTON STREET CRIB POINT
VIC 3919**

Sold Price

^{RS}

\$1,063,000

Sold Date

30-Jun-23



4



2



2

Distance

0.16km



**323 STONY POINT ROAD CRIB
POINT VIC 3919**

Sold Price

^{RS}

\$895,750

Sold Date

17-Aug-23



4



2



2

Distance

0.85km



**1C PEARCE STREET CRIB POINT
VIC 3919**

Sold Price

^{RS}

\$910,000

Sold Date

29-Aug-23



4



2



9

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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