

## 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

12 CRESWELL STREET CRIB POINT VIC 3919

### 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

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Crib Point

Period-from

01 Nov 2023

to

31 Oct 2024

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

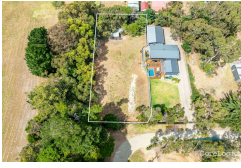
Date of sale

1 CRESWELL STREET CRIB POINT VIC 3919	\$490,000	16-Sep-24
51 CRESWELL STREET CRIB POINT VIC 3919	\$455,000	15-Jul-24
57 CRESWELL STREET CRIB POINT VIC 3919	\$455,000	04-Sep-24

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: 20 November 2024



**1 CRESWELL STREET CRIB POINT  
VIC 3919**

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**16-Sep-24**

- - -

Distance

**0.14km**



**51 CRESWELL STREET CRIB POINT  
VIC 3919**

Sold Price

**\$455,000**

Sold Date

**15-Jul-24**

- - -

Distance

**0.43km**



**57 CRESWELL STREET CRIB POINT  
VIC 3919**

Sold Price

Sold Date

**04-Sep-24**

- - -

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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