

## 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

3/335 STONY POINT ROAD CRIB POINT VIC 3919

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Crib Point

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 3/136 DISNEY STREET CRIB POINT VIC 3919     | \$521,000 | 27-May-24 |
| 10/288 STONY POINT ROAD CRIB POINT VIC 3919 | \$500,000 | 07-Jun-24 |
| 3/179 DISNEY STREET CRIB POINT VIC 3919     | \$475,000 | 08-Jul-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: 03 October 2024



**3/136 DISNEY STREET CRIB POINT  
VIC 3919**

Sold Price

**\$521,000**

Sold Date

**27-May-24**

 2

 1

 1

Distance

**0.19km**



**10/288 STONY POINT ROAD CRIB  
POINT VIC 3919**

Sold Price

**\$500,000**

Sold Date

**07-Jun-24**

 2

 1

 1

Distance

**0.87km**



**3/179 DISNEY STREET CRIB POINT  
VIC 3919**

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date

**08-Jul-24**

 2

 1

 1

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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