

## 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 5/75 Lorimer Street Crib Point Victoria 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 \$\* or range between \$450,000 & \$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$378k \*House \*Unit x Suburb Crib Point

Period - From Dec 2017 to Dec 2017 Source Realestate.com.au

### 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 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 – 9/75 Lorimer Street Crib Point VIC 3919	\$410k	Aug 2017
2 – 5/91A Creswell Street Crib Point VIC 3919	\$400k	Sep 2017
3 – 8/75 Lorimer Street Crib Point VIC 3919	\$435k	Dec 2017