

## 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

5 MURIEL STREET 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

\$725,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Crib Point

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 PETERSON STREET CRIB POINT VIC 3919 | \$750,000 | 14-Mar-25 |
| 22 PEARCE STREET CRIB POINT VIC 3919  | \$770,000 | 30-Oct-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: 27 March 2025



## 8 PETERSON STREET CRIB POINT VIC 3919

 3  2  2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**14-Mar-25**

Distance

**0.35km**



## 22 PEARCE STREET CRIB POINT VIC 3919

 3  2  2

Sold Price

**\$770,000**

Sold Date

**30-Oct-24**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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