

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

10/288 STONY POINT ROAD 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

Unit

Suburb

Crib Point

Period-from

01 May 2023

to

30 Apr 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

1/50 PETERSON STREET CRIB POINT VIC 3919	\$500,000	29-Jan-24
12 MURIEL STREET CRIB POINT VIC 3919	\$530,000	13-Nov-23
4/289 STONY POINT ROAD CRIB POINT VIC 3919	\$498,000	03-Jun-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: 22 May 2024



1/50 PETERSON STREET CRIB POINT VIC 3919

2 1 1

Sold Price **\$500,000** Sold Date **29-Jan-24**

Distance **0.45km**



12 MURIEL STREET CRIB POINT VIC 3919

2 1 2

Sold Price **\$530,000** Sold Date **13-Nov-23**

Distance **0.76km**



4/289 STONY POINT ROAD CRIB POINT VIC 3919

2 1 1

Sold Price **\$498,000** Sold Date **03-Jun-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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