

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 MARKET STREET 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Crib Point

Period-from

01 Jul 2023

to

30 Jun 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

4 DUNSTAN STREET BITTERN VIC 3918	1320000	22-Feb-24
4 WOODROW STREET BITTERN VIC 3918	970000	26-Mar-24
75 DUNLOP ROAD BITTERN VIC 3918	1175000	14-Feb-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: 01 July 2024



4 DUNSTAN STREET BITTERN VIC 3918

 4  3  3

Sold Price

1320000

Sold Date

22-Feb-24

Distance

0.62km



4 WOODROW STREET BITTERN VIC 3918

 4  2  2

Sold Price

^{RS} **970000**

Sold Date

26-Mar-24

Distance

1.96km



75 DUNLOP ROAD BITTERN VIC 3918

 5  2  4

Sold Price

1175000

Sold Date

14-Feb-24

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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