

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

2/179 DISNEY 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,250

Property type

Unit

Suburb

Crib Point

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/91A CRESWELL STREET CRIB POINT VIC 3919	\$590,000	18-Jul-23
4/289 STONY POINT ROAD CRIB POINT VIC 3919	\$498,000	03-Jun-23
2/113 DISNEY STREET CRIB POINT VIC 3919	\$550,500	31-May-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: 27 November 2023

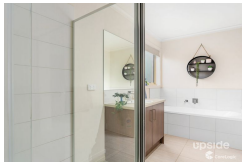


**3/91A CRESWELL STREET CRIB
POINT VIC 3919**

2 2 2

Sold Price **\$590,000** Sold Date **18-Jul-23**

Distance **0.44km**



**4/289 STONY POINT ROAD CRIB
POINT VIC 3919**

2 1 1

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

Distance **0.58km**



**2/113 DISNEY STREET CRIB POINT
VIC 3919**

2 1 2

Sold Price **\$550,500** Sold Date **31-May-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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