

## 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

2/91A CRESWELL STREET CRIB POINT VIC 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Crib Point

Period-from

01 Apr 2023

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/26 POINT ROAD CRIB POINT VIC 3919  | \$585,000 | 04-Nov-23 |
| 2/9 MILNE STREET CRIB POINT VIC 3919 | \$650,000 | 14-Dec-23 |
| 4/27 SUDHOLZ STREET BITTERN VIC 3918 | \$601,000 | 16-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: 19 April 2024

Katie Jones

P 0359798833

M 0437284449

E katie.jones@obrienrealestate.com.au



**2/26 POINT ROAD CRIB POINT VIC 3919** Sold Price **\$585,000** Sold Date **04-Nov-23**

 3  2  2

Distance **1.5km**



**2/9 MILNE STREET CRIB POINT VIC 3919** Sold Price **\$650,000** Sold Date **14-Dec-23**

 3  2  2

Distance **1.73km**



**4/27 SUDHOLZ STREET BITTERN VIC 3918** Sold Price **\$601,000** Sold Date **16-Feb-24**

 3  2  2

Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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