

## 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

349 STONY POINT ROAD 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Crib Point

Period-from

01 Sep 2022

to

31 Aug 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

15 MENTIPLAY STREET CRIB POINT VIC 3919	\$680,000	11-Aug-23
4 VERDUN STREET CRIB POINT VIC 3919	\$684,500	22-Apr-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: 26 September 2023



**15 MENTIPLAY STREET CRIB POINT** Sold Price **\$680,000** Sold Date **11-Aug-23**  
**VIC 3919**

2 1 2

Distance **0.8km**



**4 VERDUN STREET CRIB POINT** Sold Price **\$684,500** Sold Date **22-Apr-23**  
**VIC 3919**

3 2 2

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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