

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

77 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Crib Point

Period-from

01 Jun 2023

to

31 May 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

20 PARK ROAD CRIB POINT VIC 3919	\$650,000	12-Feb-24
81 LORIMER STREET CRIB POINT VIC 3919	\$651,000	26-Feb-24
22 PETERSON STREET CRIB POINT VIC 3919	\$620,000	02-May-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: 14 June 2024



20 PARK ROAD CRIB POINT VIC 3919

Sold Price

\$650,000

Sold Date

12-Feb-24

3 1 1

Distance

0.36km



81 LORIMER STREET CRIB POINT VIC 3919

Sold Price

^{RS} **\$651,000**

Sold Date

26-Feb-24

3 1 2

Distance

1.16km



22 PETERSON STREET CRIB POINT VIC 3919

Sold Price

^{RS} **\$620,000**

Sold Date

02-May-24

3 1 4

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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