

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Point Road, Crib Point

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$595,000 & \$630,000

### Median sale price

Median price \$620,000 House  Unit  Suburb Crib Point

Period - From  March 2018 to  August 2018 Source  RP Data

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 7/38 Park Road, Crib Point	\$645,000	03/08/2018
2 4 Loch Street, Crib Point	\$580,000	30/07/2018
3 269 Stony Point Road, Crib Point	\$630,000	05/04/2018