

# 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

351 Stony 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

\$590,000

&

\$620,000

### Median sale price

Median price

\$555,000

House

X

Unit

Suburb

Crib Point

Period - From

July 2018

to

Jan 2019

Source

RP Data

### Comparable property sales

\*A 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

Address of comparable property	Price	Date of sale
1 – 41 Jacka Street, Crib Point	\$715,000	12/12/18
2 – 96 Disney Street, Crib Point	\$641,000	13/12/18
3 – 7/38 Park Road, Crib Point	\$645,000	03/08/18