

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

394 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Crib Point

Period-from

01 Feb 2023

to

31 Jan 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

18 DARTNELL CLOSE CRIB POINT VIC 3919	\$875,000	10-Oct-23
323 STONY POINT ROAD CRIB POINT VIC 3919	\$895,750	18-Aug-23
4 CRESWELL STREET CRIB POINT VIC 3919	\$835,000	05-Aug-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: 13 February 2024



18 DARTNELL CLOSE CRIB POINT VIC 3919

4 2 2

Sold Price

\$875,000

Sold Date

10-Oct-23

Distance

0.46km



323 STONY POINT ROAD CRIB POINT VIC 3919

4 2 2

Sold Price

\$895,750

Sold Date

18-Aug-23

Distance

0.38km



4 CRESWELL STREET CRIB POINT VIC 3919

4 2 2

Sold Price

\$835,000

Sold Date

05-Aug-23

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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