

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

3/20 PEARCE STREET 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

\$560,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

2/26 POINT ROAD CRIB POINT VIC 3919	585000	04-Nov-23
2/91A CRESWELL STREET CRIB POINT VIC 3919	610000	08-May-24
8/75 LORIMER STREET CRIB POINT VIC 3919	585000	26-Apr-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: 25 June 2024



2/26 POINT ROAD CRIB POINT VIC 3919 Sold Price **585000** Sold Date **04-Nov-23**

3 2 2

Distance **1.13km**



2/91A CRESWELL STREET CRIB POINT VIC 3919 Sold Price ^{RS} **610000** Sold Date **08-May-24**

3 2 2

Distance **0.56km**



8/75 LORIMER STREET CRIB POINT VIC 3919 Sold Price **585000** Sold Date **26-Apr-24**

3 2 2

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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