

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

1/136 DISNEY 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Crib Point

Period-from

01 Nov 2023

to

31 Oct 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

10/144 DISNEY STREET CRIB POINT VIC 3919	\$505,000	24-May-23
4/6 POINT ROAD CRIB POINT VIC 3919	-	25-May-24
12 EDWARD STREET HASTINGS VIC 3915	\$515,000	07-Jun-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: 19 November 2024

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**10/144 DISNEY STREET CRIB
POINT VIC 3919**

 3  1  1

Sold Price

\$505,000

Sold Date **24-May-23**

Distance **0.14km**



**4/6 POINT ROAD CRIB POINT VIC
3919**

 3  1  1

Sold Price

- Sold Date **25-May-24**

Distance **1.45km**



**12 EDWARD STREET HASTINGS
VIC 3915**

 3  1  2

Sold Price

\$515,000

Sold Date **07-Jun-23**

Distance **4.63km**

RS = Recent sale

UN = Undisclosed Sale

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