

STATEMENT OF INFORMATION

361 STONY POINT ROAD, CRIB POINT, VIC 3919

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



361 STONY POINT ROAD, CRIB POINT, VIC 3 2 2

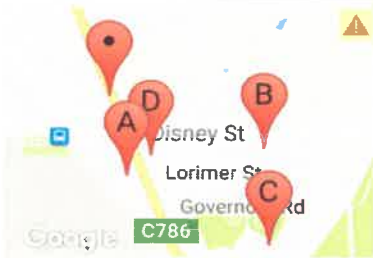
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 550,000 to \$600,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



CRIB POINT, VIC, 3919

Suburb Median Sale Price (House)

\$450,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



30 PEARCE ST, CRIB POINT, VIC 3919 3 2 2

Sale Price

***\$560,000**

Sale Date: 23/11/2017

Distance from Property: 586m



12 SARRAIL ST, CRIB POINT, VIC 3919 3 2 4

Sale Price

\$590,000

Sale Date: 21/08/2017

Distance from Property: 1.1km



66 PARK RD, CRIB POINT, VIC 3919 3 2 2

Sale Price

\$500,000

Sale Date: 16/08/2017

Distance from Property: 1.5km

This report has been compiled on 07/12/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 MURIEL ST, CRIB POINT, VIC 3919

 4  2  2

Sale Price

***\$555,000**

Sale Date: 10/10/2017

Distance from Property: 508m



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

361 STONY POINT ROAD, CRIB POINT, VIC 3919

Indicative selling price

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Price Range: 550,000 to \$600,000

Median sale price

Median price

\$450,500

House

Unit

Suburb

CRIB POINT

Period

01 October 2016 to 30 September
2017

Source



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
30 PEARCE ST, CRIB POINT, VIC 3919	*\$560,000	23/11/2017
12 SARRAIL ST, CRIB POINT, VIC 3919	\$590,000	21/08/2017
66 PARK RD, CRIB POINT, VIC 3919	\$500,000	16/08/2017
8 MURIEL ST, CRIB POINT, VIC 3919	*\$555,000	10/10/2017