

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 CAMPBELL STREET, CRIB POINT, VIC 3 1 2

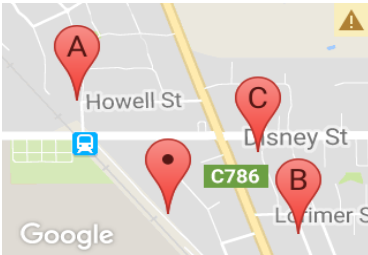
Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



CRIB POINT, VIC, 3919

Suburb Median Sale Price (House)

\$532,500

01 October 2017 to 31 December 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.



6 DARTNELL CL, CRIB POINT, VIC 3919 4 1 2

Sale Price

***\$537,000**

Sale Date: 14/12/2017

Distance from Property: 500m



18 PETTIT ST, CRIB POINT, VIC 3919 2 2 2

Sale Price

***\$583,000**

Sale Date: 29/11/2017

Distance from Property: 429m



20 MURIEL ST, CRIB POINT, VIC 3919 2 1 4

Sale Price

\$520,000

Sale Date: 14/07/2017

Distance from Property: 365m

This report has been compiled on 11/01/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

36 CAMPBELL STREET, CRIB POINT, VIC 3919

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$532,500

House

Unit

Suburb

CRIB POINT

Period

01 October 2017 to 31 December 2017

Source

 pricfinder

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
6 DARTNELL CL, CRIB POINT, VIC 3919	*\$537,000	14/12/2017
18 PETTIT ST, CRIB POINT, VIC 3919	*\$583,000	29/11/2017
20 MURIEL ST, CRIB POINT, VIC 3919	\$520,000	14/07/2017