

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 8 Verdun 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 \$ 570,000 & \$ 625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 429,438 *House x *Unit Suburb Crib Point

Period - From March 2017 to Sept 2017 Source RP Data

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 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
1. 21 Loch Street Crib Point	\$ 607,000	3 rd April 2017
2. 6 Hamilton Street Crib Point	\$ 570,000	21 st Aug 2017
3 323 Stony Point Road, Crib Point	\$ 585,000	28 th July 2017

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 six months.

Harcourts