

STATEMENT OF INFORMATION

3 NEWLANDS STREET, CRIB POINT, VIC 3919

PREPARED BY ADMIN LOGIN, IMPACT REALTY, OFFICE PHONE: 03 9775 2890

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 NEWLANDS STREET, CRIB POINT, VIC

 5  2  2

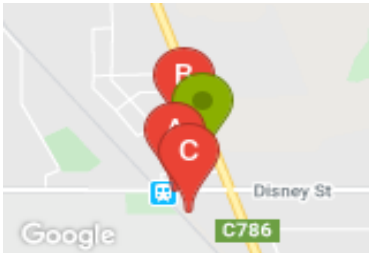
Indicative Selling Price

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

Price Range: **\$565,000 to \$600,000**

Provided by: Admin Login, Impact Realty

MEDIAN SALE PRICE



CRIB POINT, VIC, 3919

Suburb Median Sale Price (House)

\$517,500

01 July 2019 to 31 December 2019

Provided by: 

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.



181 DISNEY ST, CRIB POINT, VIC 3919

 5  2  2

Sale Price

\$600,000

Sale Date: 21/03/2019

Distance from Property: 280m



6 MARKET ST, CRIB POINT, VIC 3919

 3  1  2

Sale Price

\$590,000

Sale Date: 08/08/2019

Distance from Property: 210m



52 CAMPBELL ST, CRIB POINT, VIC 3919

 3  1  2

Sale Price

***\$580,000**

Sale Date: 05/02/2020

Distance from Property: 368m



This report has been compiled on 31/03/2020 by Impact Realty Group. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 NEWLANDS STREET, CRIB POINT, VIC 3919

Indicative selling price

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

Price Range: \$565,000 to \$600,000

Median sale price

Median price \$517,500

Property type

House

Suburb

CRIB POINT

Period 01 July 2019 to 31 December 2019

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

181 DISNEY ST, CRIB POINT, VIC 3919	\$600,000	21/03/2019
6 MARKET ST, CRIB POINT, VIC 3919	\$590,000	08/08/2019
52 CAMPBELL ST, CRIB POINT, VIC 3919	*\$580,000	05/02/2020

This Statement of Information was prepared on:

31/03/2020