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	54 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	$810,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,500	Property type	House	Suburb	Crib Point
Period-from	01 Apr 2023	to	31 Mar 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
277 STONY POINT ROAD CRIB POINT VIC 3919	$880,000	16-Feb-24
18 OSWIN STREET CRIB POINT VIC 3919	$855,000	31-Oct-23
16 MILNE STREET CRIB POINT VIC 3919	$820,000	28-Nov-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: 29 April 2024

Harcourts
Jason Dowler
M 0403598754
E jason.dowler@harcourts.com.au



277 STONY POINT ROAD CRIB POINT VIC 3919

4 2 3

Sold Price RS $880,000 Sold Date 16-Feb-24

Distance 1.01km



18 OSWIN STREET CRIB POINT VIC 3919

3 2 4

Sold Price $855,000 Sold Date 31-Oct-23

Distance 1.53km



16 MILNE STREET CRIB POINT VIC 3919

3 2 2

Sold Price RS $820,000 Sold Date 28-Nov-23

Distance 1.24km

RS = Recent sale **UN** = Undisclosed Sale

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