

# 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 POINT COOK, VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$630,000

### Median sale price

Median price \$634,500 Property type House Suburb POINT COOK  
Period 01 January 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
6 CABERNET ST, POINT COOK, VIC 3030	\$602,500	20/12/2019
8 FINCHLEY RD, POINT COOK, VIC 3030	\$631,000	14/02/2020
44 BREASLEY PKWY, POINT COOK, VIC 3030	\$645,000	10/01/2020

This Statement of Information was prepared

27/03/2020