

STATEMENT OF INFORMATION

23 EAST CORNHILL DRIVE, POINT COOK, VIC 3030

PREPARED BY RAJ DASARI, THE ELEET WYNDHAM CITY, PHONE: 0470 296 042

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

VICTORIAN RESTRICTIONS				
Restrictions	Actions	Safety measures	Approved	
People at an event are not required to wear a mask and are not required to be vaccinated. People are not required to wear a mask or be vaccinated if they are in a private residence.	Facilities to close (e.g. indoor sports centres, schools, universities, etc.) People are not required to wear a mask and are not required to be vaccinated if they are in a private residence.	1. Manage prevent the spread of COVID-19 2. Manage prevent the spread of COVID-19 3. Manage prevent the spread of COVID-19 4. Manage prevent the spread of COVID-19 5. Manage prevent the spread of COVID-19 6. Manage prevent the spread of COVID-19 7. Manage prevent the spread of COVID-19 8. Manage prevent the spread of COVID-19 9. Manage prevent the spread of COVID-19 10. Manage prevent the spread of COVID-19 11. Manage prevent the spread of COVID-19 12. Manage prevent the spread of COVID-19 13. Manage prevent the spread of COVID-19 14. Manage prevent the spread of COVID-19 15. Manage prevent the spread of COVID-19 16. Manage prevent the spread of COVID-19 17. Manage prevent the spread of COVID-19 18. Manage prevent the spread of COVID-19 19. Manage prevent the spread of COVID-19 20. Manage prevent the spread of COVID-19 21. Manage prevent the spread of COVID-19 22. Manage prevent the spread of COVID-19 23. Manage prevent the spread of COVID-19 24. Manage prevent the spread of COVID-19 25. Manage prevent the spread of COVID-19 26. Manage prevent the spread of COVID-19 27. Manage prevent the spread of COVID-19 28. Manage prevent the spread of COVID-19 29. Manage prevent the spread of COVID-19 30. Manage prevent the spread of COVID-19 31. Manage prevent the spread of COVID-19 32. Manage prevent the spread of COVID-19 33. Manage prevent the spread of COVID-19 34. Manage prevent the spread of COVID-19 35. Manage prevent the spread of COVID-19 36. Manage prevent the spread of COVID-19 37. Manage prevent the spread of COVID-19 38. Manage prevent the spread of COVID-19 39. Manage prevent the spread of COVID-19 40. Manage prevent the spread of COVID-19 41. Manage prevent the spread of COVID-19 42. Manage prevent the spread of COVID-19 43. Manage prevent the spread of COVID-19 44. Manage prevent the spread of COVID-19 45. Manage prevent the spread of COVID-19 46. Manage prevent the spread of COVID-19 47. Manage prevent the spread of COVID-19 48. Manage prevent the spread of COVID-19 49. Manage prevent the spread of COVID-19 50. Manage prevent the spread of COVID-19 51. Manage prevent the spread of COVID-19 52. Manage prevent the spread of COVID-19 53. Manage prevent the spread of COVID-19 54. Manage prevent the spread of COVID-19 55. Manage prevent the spread of COVID-19 56. Manage prevent the spread of COVID-19 57. Manage prevent the spread of COVID-19 58. Manage prevent the spread of COVID-19 59. Manage prevent the spread of COVID-19 60. Manage prevent the spread of COVID-19 61. Manage prevent the spread of COVID-19 62. Manage prevent the spread of COVID-19 63. Manage prevent the spread of COVID-19 64. Manage prevent the spread of COVID-19 65. Manage prevent the spread of COVID-19 66. Manage prevent the spread of COVID-19 67. Manage prevent the spread of COVID-19 68. Manage prevent the spread of COVID-19 69. Manage prevent the spread of COVID-19 70. Manage prevent the spread of COVID-19 71. Manage prevent the spread of COVID-19 72. Manage prevent the spread of COVID-19 73. Manage prevent the spread of COVID-19 74. Manage prevent the spread of COVID-19 75. Manage prevent the spread of COVID-19 76. Manage prevent the spread of COVID-19 77. Manage prevent the spread of COVID-19 78. Manage prevent the spread of COVID-19 79. Manage prevent the spread of COVID-19 80. Manage prevent the spread of COVID-19 81. Manage prevent the spread of COVID-19 82. Manage prevent the spread of COVID-19 83. Manage prevent the spread of COVID-19 84. Manage prevent the spread of COVID-19 85. Manage prevent the spread of COVID-19 86. Manage prevent the spread of COVID-19 87. Manage prevent the spread of COVID-19 88. Manage prevent the spread of COVID-19 89. Manage prevent the spread of COVID-19 90. Manage prevent the spread of COVID-19 91. Manage prevent the spread of COVID-19 92. Manage prevent the spread of COVID-19 93. Manage prevent the spread of COVID-19 94. Manage prevent the spread of COVID-19 95. Manage prevent the spread of COVID-19 96. Manage prevent the spread of COVID-19 97. Manage prevent the spread of COVID-19 98. Manage prevent the spread of COVID-19 99. Manage prevent the spread of COVID-19 100. Manage prevent the spread of COVID-19	People who are not vaccinated or who are not wearing a mask are not allowed to enter the event. People who are not vaccinated or who are not wearing a mask are not allowed to enter the event.	

23 EAST CORNHILL DRIVE, POINT COOK, 4 2 2

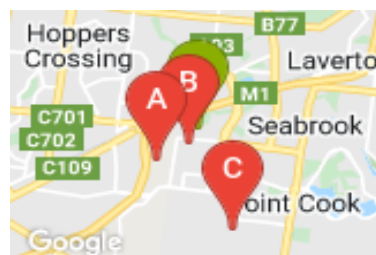
Indicative Selling Price

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

Price Range: null

Provided by: Raj Dasari, THE ELEFT WYNDHAM CITY

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$735,000

01 April 2021 to 31 March 2022

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.



3 HORATIO ST, POINT COOK, VIC 3030

 4  3  2

Sale Price

\$910,000

Sale Date: 25/01/2022

Distance from Property: 1.4km



12 JAPONICA WAY, POINT COOK, VIC 3030

 4 2 2

Sale Price

\$890,000

Sale Date: 19/01/2022

Distance from Property: 489m



7 WHITECAPS AVE, POINT COOK, VIC 3030

 4  2  2

Sale Price

\$810,000

Sale Date: 21/12/2021

Distance from Property: 3km



This report has been compiled on 28/04/2022 by THE ELEET WYNDHAM CITY. Property Data Solutions Pty Ltd 2022 - 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

23 EAST CORNHILL DRIVE, POINT COOK, VIC 3030

Indicative selling price

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

Price Range:

Median sale price

Median price

\$735,000

Property type

House

Suburb

POINT COOK

Period

01 April 2021 to 31 March 2022

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

3 HORATIO ST, POINT COOK, VIC 3030	\$910,000	25/01/2022
12 JAPONICA WAY, POINT COOK, VIC 3030	\$890,000	19/01/2022
7 WHITECAPS AVE, POINT COOK, VIC 3030	\$810,000	21/12/2021

This Statement of Information was prepared on:

28/04/2022