

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

253 Sanctuary Lakes South Boulevard Point Cook VIC 3030

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

\$780,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Point Cook

Period-from

01 Feb 2019

to

31 Jan 2020

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

11 Spraypoint Drive Point Cook VIC 3030	\$800,000	30-Jul-19
24 Outrigger Court Point Cook VIC 3030	\$700,000	19-Nov-19
50 Beachview Parade Point Cook VIC 3030	\$620,000	23-Jul-19

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: 07 February 2020


11 Spraypoint Drive Point Cook VIC 3030

Sold Price

\$800,000

Sold Date

30-Jul-19
 -  -  -

Distance

0.08km

24 Outrigger Court Point Cook VIC 3030

Sold Price

^{RS} **\$700,000**

Sold Date

19-Nov-19
 -  -  -

Distance

0.13km

50 Beachview Parade Point Cook VIC 3030

Sold Price

\$620,000

Sold Date

23-Jul-19
 -  -  -

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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