

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

1 VERBENA DRIVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 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

5 BALTIMORE DRIVE POINT COOK VIC 3030	\$715,000	15-Apr-23
20 VICKY COURT POINT COOK VIC 3030	\$750,000	02-Apr-24
72 VILLIERS DRIVE POINT COOK VIC 3030	\$720,000	30-Jun-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: 23 August 2024



5 BALTIMORE DRIVE POINT COOK VIC 3030

Sold Price

\$715,000

Sold Date

15-Apr-23

4 2 2

Distance

0.71km



20 VICKY COURT POINT COOK VIC 3030

Sold Price

\$750,000

Sold Date

02-Apr-24

4 2 2

Distance

0.71km



72 VILLIERS DRIVE POINT COOK VIC 3030

Sold Price

\$720,000

Sold Date

30-Jun-23

4 2 2

Distance

0.78km



70 VILLIERS DRIVE POINT COOK VIC 3030

Sold Price

Sold Date

10-Oct-23

4 2 2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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