

## 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

9 Solero Parade 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2019

to

31 Oct 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

230 Sanctuary Lakes South Boulevard Point Cook VIC 3030	\$710,000	01-Sep-20
6 Springbrook Place Point Cook VIC 3030	\$750,000	30-Jun-20

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.

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**230 Sanctuary Lakes South  
Boulevard Point Cook VIC 3030**

4 2 2

Sold Price **\$710,000** Sold Date **01-Sep-20**

Distance **0.38km**



**6 Springbrook Place Point Cook  
VIC 3030**

4 2 2

Sold Price **\$750,000** Sold Date **30-Jun-20**

Distance **1.85km**

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

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