

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

3 COOINDA WAY 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

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jun 2021

to

31 May 2022

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

8 NEST PLACE POINT COOK VIC 3030	\$850,000	25-Jan-22
27 FIRESIDE AVENUE POINT COOK VIC 3030	\$862,000	17-Dec-21
267 SNEYDES ROAD POINT COOK VIC 3030	\$1,060,000	02-Mar-22

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: 03 June 2022



8 NEST PLACE POINT COOK VIC 3030

Sold Price **\$850,000** Sold Date **25-Jan-22**

 4  2  2

Distance **0.51km**



27 FIRESIDE AVENUE POINT COOK VIC 3030

Sold Price **\$862,000** Sold Date **17-Dec-21**

 4  2  2

Distance **0.19km**



267 SNEYDES ROAD POINT COOK VIC 3030

Sold Price **\$1,060,000** Sold Date **02-Mar-22**

 4  2  2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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