

## 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

31 Heatherbell Avenue 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

\$709,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2020

to

30 Nov 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 20 Sunnybank Drive Point Cook VIC 3030  | \$749,800 | 30-Jun-21 |
| 5 Cloudy Crescent Point Cook VIC 3030   | \$722,000 | 12-Jul-21 |
| 41 Tamborine Avenue Point Cook VIC 3030 | \$751,000 | 07-Jul-21 |

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: 06 December 2021



**20 Sunnybank Drive Point Cook VIC 3030** Sold Price **\$749,800** Sold Date **30-Jun-21**

 4  2  2

Distance **0.15km**



**5 Cloudy Crescent Point Cook VIC 3030** Sold Price **\$722,000** Sold Date **12-Jul-21**

 -  2  2

Distance **0.72km**



**41 Tamborine Avenue Point Cook VIC 3030** Sold Price **\$751,000** Sold Date **07-Jul-21**

 4  2  2

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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