

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 Capital 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2020

to

31 Oct 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

1/9 Duchess Court Point Cook VIC 3030	\$530,000	17-Jul-21
20 Totem Way Point Cook VIC 3030	\$530,000	04-Nov-21
33 Whitlam Green Point Cook VIC 3030	\$542,000	01-Oct-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: 23 November 2021



1/9 Duchess Court Point Cook VIC 3030

3 2 2

Sold Price

\$530,000

Sold Date

17-Jul-21

Distance

0.78km



20 Totem Way Point Cook VIC 3030

3 2 2

Sold Price

^{RS} **\$530,000**

Sold Date

04-Nov-21

Distance

1.03km



33 Whitlam Green Point Cook VIC 3030

3 2 1

Sold Price

\$542,000

Sold Date

01-Oct-21

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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