

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

4 Whitetop 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

\$490,000

&

\$530,000

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

4 Lismore Road Point Cook VIC 3030	\$500,000	04-Jul-20
3 Tuncurry Road Point Cook VIC 3030	\$490,000	02-Jul-20
6 Tom Roberts Parade Point Cook VIC 3030	\$497,000	16-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.~~

This Statement of Information was prepared on: 17 November 2020



4 Lismore Road Point Cook VIC 3030

3 2 2

Sold Price

\$500,000

Sold Date

04-Jul-20

Distance

0.38km



3 Tuncurry Road Point Cook VIC 3030

3 2 2

Sold Price

\$490,000

Sold Date

02-Jul-20

Distance

0.64km



6 Tom Roberts Parade Point Cook VIC 3030

3 2 2

Sold Price

\$497,000

Sold Date

16-Jun-20

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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