

## 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

102 Haze Drive 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

\$745,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 63 Bondi Parade Point Cook VIC 3030      | \$760,000 | 19-Aug-21 |
| 32 Roundhay Crescent Point Cook VIC 3030 | \$750,000 | 26-Aug-21 |
| 46 Carnegie Road Point Cook VIC 3030     | \$749,990 | 26-Sep-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: 03 November 2021



**63 Bondi Parade Point Cook VIC 3030**

4 2 2

Sold Price

**\$760,000**

Sold Date

**19-Aug-21**

Distance

**0.39km**



**32 Roundhay Crescent Point Cook VIC 3030**

4 2 2

Sold Price

**\$750,000**

Sold Date

**26-Aug-21**

Distance

**0.92km**



**46 Carnegie Road Point Cook VIC 3030**

5 2 2

Sold Price

**\$749,990**

Sold Date

**26-Sep-21**

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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