

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

21 Tarcoola Crescent 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Land

Suburb

Point Cook

Period-from

01 Jun 2020

to

31 May 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

3 Yosemite Street Point Cook VIC 3030	\$680,000	29-Mar-21
12 Seabreezer Place Point Cook VIC 3030	\$700,000	10-May-21
55 Coastal Promenade Point Cook VIC 3030	\$612,000	23-Feb-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: 17 June 2021



3 Yosemite Street Point Cook VIC 3030

 4
  3
  2

Sold Price

\$680,000

Sold Date

29-Mar-21

Distance

0.67km


12 Seabreezer Place Point Cook VIC 3030

 5
  3
  -

Sold Price

^{RS} **\$700,000**

Sold Date

10-May-21

Distance

1.07km


55 Coastal Promenade Point Cook VIC 3030

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  -
  -

Sold Price

\$612,000

Sold Date

23-Feb-21

Distance

1.2km
RS = Recent sale

UN = Undisclosed Sale

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