

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

18 ISLAND 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2021

to

28 Feb 2022

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

10 VERDURE STREET POINT COOK VIC 3030	\$850,500	05-Feb-22
1 GRANDPARK CIRCUIT POINT COOK VIC 3030	\$910,000	01-Dec-21
6 SAFFRON PLACE POINT COOK VIC 3030	\$970,000	23-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: 28 March 2022



**10 VERDURE STREET POINT COOK
VIC 3030**

Sold Price

RS

\$850,500

Sold Date

05-Feb-22

4 2 2

Distance

0.33km



**1 GRANDPARK CIRCUIT POINT
COOK VIC 3030**

Sold Price

\$910,000

Sold Date

01-Dec-21

3 2 2

Distance

0.45km



**6 SAFFRON PLACE POINT COOK
VIC 3030**

Sold Price

\$970,000

Sold Date

23-Oct-21

4 2 2

Distance

0.5km



**45 LA ROCHELLE BOULEVARD
POINT COOK VIC 3030**

Sold Price

\$915,000

Sold Date

20-Oct-21

4 2 2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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