

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

9 Liverpool Street 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2020

to

31 Jan 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

2 Kingsford Drive Point Cook VIC 3030	\$1,210,000	02-Feb-21
8 Payson Drive Point Cook VIC 3030	\$1,120,000	07-Sep-20
145 Featherbrook Drive Point Cook VIC 3030	\$1,088,888	01-Dec-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: 24 February 2021



2 Kingsford Drive Point Cook VIC 3030

 5
  5
  2

Sold Price

^{RS} **\$1,210,000**

Sold Date

02-Feb-21

Distance

0.47km


8 Payson Drive Point Cook VIC 3030

 4
  3
  2

Sold Price

\$1,120,000

Sold Date

07-Sep-20

Distance

0.16km


145 Featherbrook Drive Point Cook VIC 3030

 4
  3
  2

Sold Price

\$1,088,888

Sold Date

01-Dec-20

Distance

1.69km


35 Pennsylvania Crescent Point Cook VIC 3030

 4
  4
  2

Sold Price

^{RS} **\$1,080,000**

Sold Date

23-Dec-20

Distance

0.48km
RS = Recent sale

UN = Undisclosed Sale

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