

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

17 Singleton Way, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$650,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Point Cook

Period - From

01/07/2020

to

30/06/2021

Source

REIV

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 six 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
1	5 Sincere Dr POINT COOK 3030	\$657,000	16/04/2021
2	13 Garland Tce POINT COOK 3030	\$655,000	30/03/2021
3	13 Warrego Way POINT COOK 3030	\$650,000	17/07/2021

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 six months.~~

This Statement of Information was prepared on:

16/08/2021 11:49

 4  2  2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$650,000
Median House Price
Year ending June 2021: \$705,000

Comparable Properties



5 Sincere Dr POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$657,000
Method: Private Sale
Date: 16/04/2021
Property Type: House
Land Size: 390 sqm approx



13 Garland Tce POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$655,000
Method: Private Sale
Date: 30/03/2021
Property Type: House
Land Size: 375 sqm approx



13 Warrego Way POINT COOK 3030 (REI)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 17/07/2021
Property Type: House