

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

34 Niland 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2018

to

31 Aug 2019

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

17 Japonica Way Point Cook VIC 3030	\$840,000	22-May-19
80 Rowland Drive Point Cook VIC 3030	\$784,000	27-Aug-19
19 Parkstone Crescent Point Cook VIC 3030	\$837,500	08-Aug-19

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: 13 September 2019

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17 Japonica Way Point Cook VIC 3030

 4  2  2

Sold Price

\$840,000

Sold Date

22-May-19

Distance

0.4km



80 Rowland Drive Point Cook VIC 3030

 4  2  2

Sold Price

^{RS} **\$784,000**

Sold Date

27-Aug-19

Distance

0.55km



19 Parkstone Crescent Point Cook VIC 3030

 4  2  2

Sold Price

^{RS} **\$837,500**

Sold Date

08-Aug-19

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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