

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

67 Breasley Parkway, Point Cook Vic 3030

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$730,000 Property Type House Suburb Point Cook

Period - From 01/04/2021 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	10 Bensonhurst Pde POINT COOK 3030	\$707,000	29/06/2021
2	14 Lispenard Cirt POINT COOK 3030	\$706,000	24/09/2021
3	7 Walton Loop POINT COOK 3030	\$657,000	07/07/2021

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:

12/10/2021 15:51



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Property Type: House
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$680,000
Median House Price
 June quarter 2021: \$730,000

Comparable Properties



10 Bensonhurst Pde POINT COOK 3030 (REI/VG)

Agent Comments

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Price: \$707,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 467 sqm approx

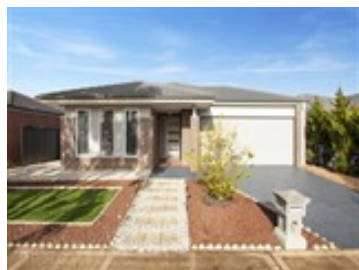


14 Lisenard Cirt POINT COOK 3030 (REI)

Agent Comments

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Price: \$706,000
Method: Private Sale
Date: 24/09/2021
Property Type: House
Land Size: 467 sqm approx



7 Walton Loop POINT COOK 3030 (REI/VG)

Agent Comments

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Price: \$657,000
Method: Private Sale
Date: 07/07/2021
Property Type: House
Land Size: 448 sqm approx

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