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

30 Monterey Bay Drive, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$670,000		&		\$690,000				
Median sale p	rice								
Median price	\$670,000	Pro	operty Type	Hous	se		Suburb	Point Cook	
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Boathouse PI POINT COOK 3030	\$700,000	01/02/2020
2	42 Monterey Bay Dr POINT COOK 3030	\$695,000	15/11/2019
3	45 Beachview Pde POINT COOK 3030	\$670,000	22/12/2019

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:

15/04/2020 15:20



Harcourts





Property Type: House **Land Size:** 620 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$690,000 Median House Price December quarter 2019: \$670,000

Comparable Properties



12 Boathouse PI POINT COOK 3030 (VG)



Price: \$700,000 Method: Sale Date: 01/02/2020 Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments

42 Monterey Bay Dr POINT COOK 3030 (VG)

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Agent Comments

Price: \$695,000 Method: Sale Date: 15/11/2019 Property Type: House (Res) Land Size: 565 sqm approx

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45 Beachview Pde POINT COOK 3030 (VG)

Agent Comments



Price: \$670,000 Method: Sale Date: 22/12/2019 Property Type: House (Res) Land Size: 576 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.