

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

60 Grassbird Drive, Point Cook Vic 3030

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$772,500

Property Type

House

Suburb

Point Cook

Period - From

01/10/2023

to

31/12/2023

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	14 Solitude Cr POINT COOK 3030	\$780,000	12/03/2024
2	58 Sunnybank Dr POINT COOK 3030	\$775,000	27/09/2023
3			

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:

20/03/2024 14:03



Property Type: House
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
December quarter 2023: \$772,500

Comparable Properties



14 Solitude Cr POINT COOK 3030 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 12/03/2024
Property Type: House



58 Sunnybank Dr POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 374 sqm approx

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.