Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 60 Grassbird Drive, Point Cook Vic 3030

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$772,500	Pro	operty Type	Hou	se		Suburb	Point Cook
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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	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



Harcourts

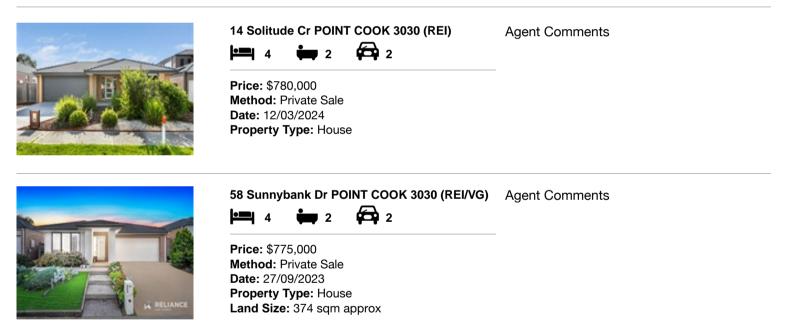




Property Type: House Agent Comments

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

Comparable Properties



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.

Account - Harcourts Vermont South | P: 03 98861008

propertydata



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