

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

4 Waterford Court 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

\$1,550,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2020

to

28 Feb 2021

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

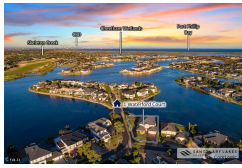
Date of sale

1 Waterford Court Point Cook VIC 3030	\$1,728,000	06-Mar-21
88 Sanctuary Lakes South Boulevard Point Cook VIC 3030	\$1,300,000	23-Feb-21
5 Castaway Court Point Cook VIC 3030	\$1,930,000	11-Jan-21

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: 24 March 2021

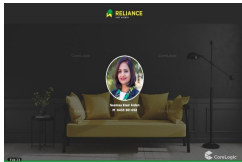


1 Waterford Court Point Cook VIC 3030

 5
  3
  2

Sold Price ^{RS} **\$1,728,000** Sold Date **06-Mar-21**

Distance **0.07km**



88 Sanctuary Lakes South Boulevard Point Cook VIC 3030

 4
  2
  2

Sold Price ^{RS} **\$1,300,000** Sold Date **23-Feb-21**

Distance **0.17km**



5 Castaway Court Point Cook VIC 3030

 5
  3
  4

Sold Price **\$1,930,000** Sold Date **11-Jan-21**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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