

## 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

23 Holly Drive Point Cook VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Land

Suburb

Point Cook

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 30 Darsham Crescent Point Cook VIC 3030  | \$640,000 | 09-Dec-20 |
| 20 Egmont Street Point Cook VIC 3030     | \$620,000 | 30-Oct-20 |
| 33B Darsham Crescent Point Cook VIC 3030 | \$550,000 | 07-Dec-20 |

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: 22 December 2020



RS \$640,000 Sold Date 09-Dec-20

Distance 0.7km



**\$620,000** Sold Date **30-Oct-20**

Distance 0.74km



RS \$550,000 Sold Date 07-Dec-20

Distance 0.8km

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.