

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

32 PAYSON DRIVE 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Land

Suburb

Point Cook

Period-from

01 Oct 2021

to

30 Sep 2022

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

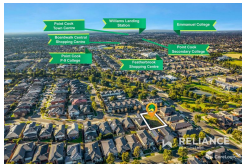
Date of sale

48 MADDOCK STREET POINT COOK VIC 3030	\$720,000	18-Aug-22
3 CALVERT PLACE POINT COOK VIC 3030	\$620,000	21-Jul-22
5 EDGEWARE CLOSE POINT COOK VIC 3030	\$620,000	07-Sep-22

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: 20 October 2022



48 MADDOCK STREET POINT COOK VIC 3030

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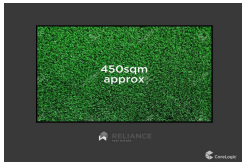
Sold Price

\$720,000

Sold Date

18-Aug-22

Distance

1.18km


3 CALVERT PLACE POINT COOK VIC 3030

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Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date

21-Jul-22

Distance

1.36km


5 EDGEWARE CLOSE POINT COOK VIC 3030

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Sold Price

^{RS} **\$620,000**

Sold Date

07-Sep-22

Distance

1.73km
RS = Recent sale

UN = Undisclosed Sale

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