

## 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

12 Heron Way 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

\$1,450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2020

to

30 Sep 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

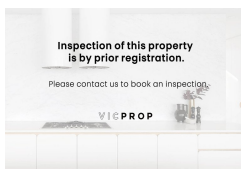
Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 4 Waterford Court Point Cook VIC 3030 | \$1,531,000 | 13-Oct-21 |
| 13 Heron Way Point Cook VIC 3030      | \$2,150,000 | 15-May-20 |
| 1 Waterford Court Point Cook VIC 3030 | \$1,728,000 | 06-Mar-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: 20 October 2021



#### 4 Waterford Court Point Cook VIC 3030

Sold Price

RS

**\$1,531,000**

Sold Date

**13-Oct-21**

 4

 2

 3

Distance

**0.04km**



#### 13 Heron Way Point Cook VIC 3030

Sold Price

**\$2,150,000**

Sold Date

**15-May-20**

 5

 3

 4

Distance

**0.06km**



#### 1 Waterford Court Point Cook VIC 3030

Sold Price

**\$1,728,000**

Sold Date

**06-Mar-21**

 4

 3

 2

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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