

## 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

25 Atlantis 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2019

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 32 Tropic Circuit Point Cook VIC 3030     | \$640,000 | 21-Apr-20 |
| 57 Gramercy Boulevard Point Cook VIC 3030 | \$680,000 | 18-May-20 |
| 17 Yellowbox Drive Point Cook VIC 3030    | \$670,000 | 25-May-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: 31 May 2020



**32 Tropic Circuit Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**21-Apr-20**

 4  2  2

Distance

**1.17km**



**57 Gramercy Boulevard Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date

**18-May-20**

 4  2  2

Distance

**1.24km**



**17 Yellowbox Drive Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$670,000** <sup>UN</sup>

Sold Date

**25-May-20**

 4  2  2

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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