

## 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

19 Marble Road 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2020

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7 Suva Street Point Cook VIC 3030    | \$715,000 | 01-Jul-21 |
| 12 Circus Avenue Point Cook VIC 3030 | \$730,000 | 06-Feb-21 |
| 6 Circus Avenue Point Cook VIC 3030  | \$758,000 | 30-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: 26 July 2021



**7 Suva Street Point Cook VIC 3030** Sold Price <sup>RS</sup> **\$715,000** <sup>UN</sup> Sold Date **01-Jul-21**  
 Distance **0.05km**

 4  2  2



**12 Circus Avenue Point Cook VIC 3030** Sold Price **\$730,000** Sold Date **06-Feb-21**  
 Distance **0.13km**

 4  2  2



**6 Circus Avenue Point Cook VIC 3030** Sold Price **\$758,000** Sold Date **30-Mar-21**  
 Distance **0.15km**

 4  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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