

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

37 Waldorf Avenue 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2019

to

30 Sep 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

7 Reeves Street Point Cook VIC 3030	\$718,000	02-May-20
9 Parkstone Crescent Point Cook VIC 3030	\$720,000	26-Aug-20
41 Snowsill Circuit Point Cook VIC 3030	\$710,000	12-Mar-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: 15 October 2020



7 Reeves Street Point Cook VIC 3030

 4  2  1

Sold Price

^{RS} **\$718,000** Sold Date **02-May-20**

Distance **0.58km**



9 Parkstone Crescent Point Cook VIC 3030

 4  2  2

Sold Price

^{RS} **\$720,000** Sold Date **26-Aug-20**

Distance **0.87km**



41 Snowsill Circuit Point Cook VIC 3030

 -  2  2

Sold Price

\$710,000 Sold Date **12-Mar-20**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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