

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

3 Jemma Avenue, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$635,000

Median sale price

Median price \$675,000

House

X

Unit

Suburb Point Cook

Period - From 01/07/2017

to

30/06/2018

Source REIV

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 six 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
1	50 Warunda Pde POINT COOK 3030	\$640,000	16/07/2018
2	55 Waves Dr POINT COOK 3030	\$615,000	30/06/2018
3	56 Middleton Dr POINT COOK 3030	\$595,000	21/07/2018

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 six months.



Rooms:

Property Type: Land

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



50 Warunda Pde POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/07/2018

Rooms: 5

Property Type: House

Land Size: 576 sqm approx



55 Waves Dr POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 30/06/2018

Rooms: -

Property Type: House

Land Size: 576 sqm approx



56 Middleton Dr POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 21/07/2018

Rooms: -

Property Type: House

Land Size: 399 sqm approx