

## 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

55 Parliament Street 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1 Redcape Lane Point Cook VIC 3030        | \$525,000 | 07-Jul-21 |
| 22 Broadbeach Circuit Point Cook VIC 3030 | \$530,000 | 09-May-21 |
| 1/9 Duchess Court Point Cook VIC 3030     | \$530,000 | 17-Jul-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: 17 October 2021



### 1 Redcape Lane Point Cook VIC 3030

3 2 2

Sold Price

**\$525,000**

Sold Date

**07-Jul-21**

Distance

**0.62km**



### 22 Broadbeach Circuit Point Cook VIC 3030

3 2 2

Sold Price

**\$530,000**

Sold Date

**09-May-21**

Distance

**2.25km**



### 1/9 Duchess Court Point Cook VIC 3030

3 2 2

Sold Price

Sold Date

**17-Jul-21**

Distance

**2.9km**

RS = Recent sale

UN = Undisclosed Sale

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