

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

116 Grassbird Drive, Point Cook VIC 3030

Indicative selling price

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

Single price \$* or range between \$* 640,000 & \$ 670,000

Median sale price

Median price \$ 788,893

Property type House

Suburb

Point Cook

Period - From 2022 Q1

to

2022 Q4

Source

REIV

Comparable property sales

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	15 Bovard Avenue, Point Cook	\$ 675,000	06/02/2023
2	6 Corporate Drive, Point Cook	\$ 625,000	23/01/2023
3	10 Hiddick Road, Point Cook	\$ 668,000	16/01/2023

~~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.~~

This Statement of Information was prepared on: 03/03/2023