

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

53 Dargy Amble 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2020

to

31 Jul 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

11 Goldstein Vista Point Cook VIC 3030	\$592,000	04-May-21
8 Vicky Court Point Cook VIC 3030	\$580,000	21-Jun-21
78 Tom Roberts Parade Point Cook VIC 3030	\$592,500	22-Apr-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: 06 August 2021


11 Goldstein Vista Point Cook VIC 3030

Sold Price

\$592,000

Sold Date

04-May-21
 3

 1

 2

Distance

0.33km

8 Vicky Court Point Cook VIC 3030

Sold Price

\$580,000

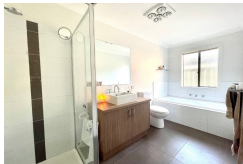
Sold Date

21-Jun-21
 3

 2

 2

Distance

0.42km

78 Tom Roberts Parade Point Cook VIC 3030

Sold Price

\$592,500

Sold Date

22-Apr-21
 3

 2

 2

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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