

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

4 Aegean Link 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Point Cook

Period-from

01 Apr 2020

to

31 Mar 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

3 Aegean Link Point Cook VIC 3030	\$730,000	09-Feb-21
34 Marlin Crescent Point Cook VIC 3030	\$743,000	27-Feb-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: 01 April 2021



3 Aegean Link Point Cook VIC 3030 Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **09-Feb-21**

4 2 2

Distance **0.05km**



34 Marlin Crescent Point Cook VIC 3030 Sold Price ^{RS} **\$743,000** Sold Date **27-Feb-21**

4 2 2

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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