

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

18 Liberator Drive, Point Cook Vic 3030

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$660,000 Property Type House Suburb Point Cook

Period - From 01/07/2019 to 30/06/2020 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 | 4 Spencer St POINT COOK 3030 | \$685,000 | 08/07/2020 |
| 2 | 4 Geranium Way POINT COOK 3030 | \$673,000 | 27/07/2020 |
| 3 | 20 Montclair St POINT COOK 3030 | \$670,000 | 27/06/2020 |

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:

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Property Type: Land
Land Size: 350 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$700,000
Median House Price
 Year ending June 2020: \$660,000

Comparable Properties



4 Spencer St POINT COOK 3030 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 08/07/2020
Property Type: House
Land Size: 448 sqm approx

4 Geranium Way POINT COOK 3030 (VG)

Agent Comments



Price: \$673,000
Method: Sale
Date: 27/07/2020
Property Type: House (Res)
Land Size: 560 sqm approx



20 Montclair St POINT COOK 3030 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 27/06/2020
Property Type: House (Res)
Land Size: 476 sqm approx