

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

19 Tusmore Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$745,000

Property Type House

Suburb Point Cook

Period - From 01/01/2021

to 31/12/2021

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	11 Everly Way POINT COOK 3030	\$635,000	14/10/2021
2	7 Pier Way POINT COOK 3030	\$620,000	02/11/2021
3	64 Postema Dr POINT COOK 3030	\$580,000	05/10/2021

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:

28/03/2022 16:06



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Property Type: House
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
Year ending December 2021: \$745,000

Comparable Properties

11 Everly Way POINT COOK 3030 (RE/VG)

Agent Comments

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Price: \$635,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 420 sqm approx

7 Pier Way POINT COOK 3030 (VG)

Agent Comments

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Price: \$620,000
Method: Sale
Date: 02/11/2021
Property Type: House (Res)
Land Size: 400 sqm approx



64 Postema Dr POINT COOK 3030 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 05/10/2021
Property Type: House (Res)
Land Size: 354 sqm approx

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