

## 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

15 Springbank Court Point Cook VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

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

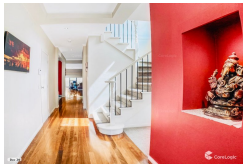
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 5 Springbank Court Point Cook VIC 3030       | \$840,013 | 06-Feb-21 |
| 20 Grand Canal Boulevard Point Cook VIC 3030 | \$801,500 | 17-Dec-19 |
| 16 Grand Canal Boulevard Point Cook VIC 3030 | \$896,000 | 18-Jan-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: 26 April 2021



**5 Springbank Court Point Cook VIC 3030**

Sold Price

<sup>RS</sup>

**\$840,013**

Sold Date

**06-Feb-21**

 4

 2

 3

Distance

**0.06km**



**20 Grand Canal Boulevard Point Cook VIC 3030**

Sold Price

**\$801,500**

Sold Date

**17-Dec-19**

 3

 2

 2

Distance

**0.08km**



**16 Grand Canal Boulevard Point Cook VIC 3030**

Sold Price

**\$896,000**

Sold Date

**18-Jan-21**

 4

 2

 2

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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