

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

1/23 Tom Roberts Parade 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/13 Tom Roberts Parade Point Cook VIC 3030	\$375,000	24-Jun-19
2/11 Tom Roberts Parade Point Cook VIC 3030	\$380,002	15-Apr-19
2/45 Tom Roberts Parade Point Cook VIC 3030	\$393,000	12-Aug-19

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: 16 September 2019

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2/13 Tom Roberts Parade Point Cook VIC 3030

2 2 2

Sold Price **\$375,000** Sold Date **24-Jun-19**

Distance -



2/11 Tom Roberts Parade Point Cook VIC 3030

2 2 2

Sold Price **\$380,002** Sold Date **15-Apr-19**

Distance -



2/45 Tom Roberts Parade Point Cook VIC 3030

2 2 2

Sold Price ^{RS} **\$393,000** Sold Date **12-Aug-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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