

## 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

22 Aviemore Way 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

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2020

to

30 Apr 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

2 Bilbao Way Point Cook VIC 3030	\$928,000	27-Feb-21
8 Bilbao Way Point Cook VIC 3030	\$888,000	12-Apr-21
4 Rosebank Drive Point Cook VIC 3030	\$900,000	26-Dec-20

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: 31 May 2021



2 Bilbao Way Point Cook VIC 3030 Sold Price <sup>RS</sup> \$928,000 Sold Date 27-Feb-21

4 2 2

Distance 1.59km



8 Bilbao Way Point Cook VIC 3030 Sold Price <sup>RS</sup> \$888,000 Sold Date 12-Apr-21

4 2 2

Distance 1.59km



4 Rosebank Drive Point Cook VIC 3030 Sold Price \$900,000 Sold Date 26-Dec-20

4 2 2

Distance 1.6km

RS = Recent sale UN = Undisclosed Sale

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