

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

38 Spinnaker Rise, Point Cook Vic 3030

Indicative selling price

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

Range between \$899,000 & \$988,900

Median sale price

Median price \$656,000 Property Type House Suburb Point Cook

Period - From 01/04/2019 to 31/03/2020 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	20 Riverglades Dr POINT COOK 3030	\$940,000	01/03/2020
2	47 Mystic Gr POINT COOK 3030	\$900,000	09/01/2020
3			

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:

12/05/2020 16:05



Property Type: House (Previously Occupied - Detached)
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$899,000 - \$988,900
Median House Price
 Year ending March 2020: \$656,000

Comparable Properties



20 Riverglades Dr POINT COOK 3030 (VG)

Agent Comments



Price: \$940,000
Method: Sale
Date: 01/03/2020
Property Type: House (Res)
Land Size: 555 sqm approx



47 Mystic Gr POINT COOK 3030 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 09/01/2020
Property Type: House

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.