

## 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

47 Glastonbury Circuit 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

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2018

to

30 Nov 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

4 Licodia Avenue Point Cook VIC 3030	\$830,000	14-Oct-19
7 Bramble Way Point Cook VIC 3030	\$825,000	18-Nov-19
7 Violet Way Point Cook VIC 3030	\$800,000	21-Sep-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: 05 December 2019



**4 Licodia Avenue Point Cook VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**14-Oct-19**

Distance

**1km**



**7 Bramble Way Point Cook VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**18-Nov-19**

Distance

**1.27km**



**7 Violet Way Point Cook VIC 3030**

4 2 6

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**21-Sep-19**

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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