

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

9 Giaconda Road 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2020

to

31 Aug 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

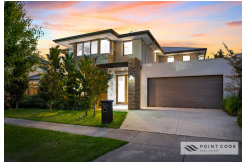
Date of sale

3 Coastwatch Road Point Cook VIC 3030	\$1,265,000	22-Mar-21
14 Skoda Circuit Point Cook VIC 3030	\$1,150,000	28-May-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: 17 September 2021



3 Coastwatch Road Point Cook VIC 3030 Sold Price **\$1,265,000** Sold Date **22-Mar-21**

 5  5  2

Distance **0.75km**



14 Skoda Circuit Point Cook VIC 3030 Sold Price **\$1,150,000** Sold Date **28-May-21**

 5  2  2

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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