

## 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

27 Elkhorn 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

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2019

to

31 Oct 2020

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

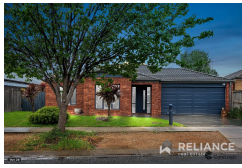
Date of sale

4 Maidenhair Drive Point Cook VIC 3030	\$751,000	16-Nov-20
4 Aruba Avenue Point Cook VIC 3030	\$775,000	26-Jul-20
17 Daydream Drive Point Cook VIC 3030	\$810,000	29-Oct-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: 26 November 2020



**4 Maidenhair Drive Point Cook VIC 3030**

5 2 2

Sold Price

<sup>RS</sup> **\$751,000** <sup>UN</sup>

Sold Date **16-Nov-20**

Distance **0.35km**



**4 Aruba Avenue Point Cook VIC 3030**

4 2 2

Sold Price

**\$775,000**

Sold Date **26-Jul-20**

Distance **0.48km**



**17 Daydream Drive Point Cook VIC 3030**

4 2 2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **29-Oct-20**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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