

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

110/18 Tribeca Drive 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

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

103/18 Tribeca Drive Point Cook VIC 3030	\$461,500	11-Feb-21
111/18 Tribeca Drive Point Cook VIC 3030	\$391,000	05-Feb-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: 14 May 2021

	103/18 Tribeca Drive Point Cook VIC 3030	Sold Price	\$461,500	Sold Date	11-Feb-21
	 2  2  1	Distance	-		

	111/18 Tribeca Drive Point Cook VIC 3030	Sold Price	\$391,000	Sold Date	05-Feb-21
	 2  1  1	Distance	-		

RS = Recent sale UN = Undisclosed Sale

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