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

19 Freshet Avenue 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	\$860,000	&	\$910,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$450,000	Prop	erty type		Land	Suburb	Point Cook
Period-from	01 Apr 2020	to	31 Mar 2	2021	Source	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		
14 Payson Drive Point Cook VIC 3030	\$950,000	11-Nov-20		
11 Liverpool Street Point Cook VIC 3030	\$910,000	11-Mar-21		
4 Runlet Drive Point Cook VIC 3030	\$845,000	27-Jan-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: 07 April 2021



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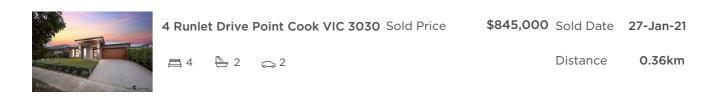




14 Payson Drive Point Cook VIC 3030	Sold Price	\$950,000 Sold Date	11-Nov-20
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11 Liver 3030	pool Sti	reet Point Cook VIC	Sold Price	\$910,000	Sold Date	11-Mar-21
圔 4	2 🌦	ç⊋ 2			Distance	1.51km



RS = Recent sale UN = Undisclosed Sale

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