



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

2 Stannifer Street, Point Cook, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$590,000.00

&

\$620,000.00

Median sale price

Median price

\$550,000.00

Property type

House

Suburb

POINT COOK

Period - From

Apr 2019

to

Mar 2020

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 Armadale Court Tarneit VIC 3029	\$555,000.00	23/11/2019
4 Skipper Road Tarneit VIC 3029	\$580,000.00	31/03/2020
28 Alfred Park Drive Tarneit VIC 3029	\$590,000.00	24/11/2019

This Statement of Information was prepared on:

Wednesday 22nd April 2020