



STATEMENT OF INFORMATION

5 GOOLWA ROAD, POINT COOK, VIC-3030

PREPARED BY JODI LICASTRO, P DI NATALE PTY LTD WERRIBEE

P. DI NATALE

WERRIBEE

44 Watton Street Werribee Victoria 3030
E pdnw@pdinatale.com.au F 03 9741 9453

FOOTSCRAY

225 Barkly Street Footscray Victoria 3011
E pdntf@pdinatale.com.au F 03 9687 5320

■ Real Estate Agents ■ Property Managers ■ Body Corporate Managers ■ Auctioneers

PH: 1300 997 553 www.pdinatale.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 GOOLWA ROAD, POINT COOK, VIC 3030



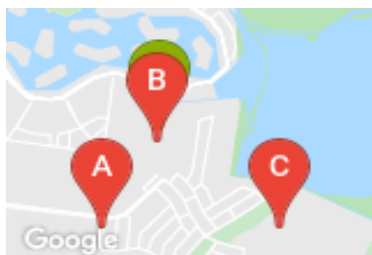
Indicative Selling Price

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

Price Range: \$570,000 to \$625,000

Provided by: Jodi Licastro, P Di Natale Pty Ltd Werribee

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (Vacant Land)

\$472,500

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



8 WARUNDA PDE, POINT COOK, VIC 3030



Sale Price

\$582,500

Sale Date: 24/09/2020

Distance from Property: 812m



19 GOOLWA RD, POINT COOK, VIC 3030



Sale Price

\$585,000

Sale Date: 25/11/2020

Distance from Property: 99m



10 BAYRISE RD, POINT COOK, VIC 3030



Sale Price

\$590,000

Sale Date: 19/12/2020

Distance from Property: 1.1km



This report has been compiled on 04/06/2021 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 GOOLWA ROAD, POINT COOK, VIC 3030

Indicative selling price

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

Price Range:

\$570,000 to \$625,000

Median sale price

Median price

\$472,500

Property type

Vacant Land

Suburb

POINT COOK

Period

01 April 2020 to 31 March 2021

Source


pricfinder

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

8 WARUNDA PDE, POINT COOK, VIC 3030	\$582,500	24/09/2020
19 GOOLWA RD, POINT COOK, VIC 3030	\$585,000	25/11/2020
10 BAYRISE RD, POINT COOK, VIC 3030	\$590,000	19/12/2020

This Statement of Information was prepared on:

04/06/2021