

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

6 GRANDVIEW 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2022

to

30 Apr 2023

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

5 CHESTER CLOSE POINT COOK VIC 3030	\$1,050,000	26-Apr-23
6 MACHAIR DRIVE POINT COOK VIC 3030	\$1,050,000	19-Feb-23

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: 02 May 2023



5 CHESTER CLOSE POINT COOK VIC 3030

 4
  2
  5

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **26-Apr-23**

Distance **1.49km**



6 MACHAIR DRIVE POINT COOK VIC 3030

 4
  2
  2

Sold Price Sold Date **19-Feb-23**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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