

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

1 FESTIVAL 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2021

to

30 Apr 2022

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 ALAMANDA BOULEVARD POINT COOK VIC 3030 | \$1,303,000 | 13-Nov-21 |
| 45 DARSHAM CRESCENT POINT COOK VIC 3030 | \$1,400,000 | 09-Jan-22 |
| 20 GRANDPARK CIRCUIT POINT COOK VIC 3030 | \$1,280,000 | 03-Mar-22 |

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: 11 May 2022



**103 ALAMANDA BOULEVARD
POINT COOK VIC 3030**

 4  2  2

Sold Price **\$1,303,000** Sold Date **13-Nov-21**

Distance **0.24km**



**45 DARSHAM CRESCENT POINT
COOK VIC 3030**

 5  3  2

Sold Price **\$1,400,000** Sold Date **09-Jan-22**

Distance **0.32km**



**20 GRANDPARK CIRCUIT POINT
COOK VIC 3030**

 4  2  2

Sold Price ^{RS} **\$1,280,000** ^{UN} Sold Date **03-Mar-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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