

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

4 Anglers 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2018

to

31 Oct 2019

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

3 Windrest Way Point Cook VIC 3030	\$600,000	08-Nov-19
46 Anglers Avenue Point Cook VIC 3030	\$400,000	06-Nov-19
24 Bruckner Drive Point Cook VIC 3030	\$354,000	13-Aug-19

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: 14 November 2019



**3 Windrest Way Point Cook VIC
3030**

Sold Price

^{RS}

\$600,000

Sold Date

08-Nov-19



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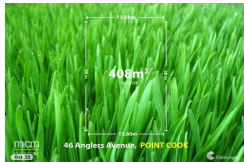
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Distance

1.07km



**46 Anglers Avenue Point Cook VIC
3030**

Sold Price

^{RS}

\$400,000

Sold Date

06-Nov-19



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Distance

0.36km

**24 Bruckner Drive Point Cook VIC
3030**

Sold Price

\$354,000

Sold Date

13-Aug-19



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Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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