

# 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

8 Sandra Court, Point Cook Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

&

\$595,000

### Median sale price

Median price \$749,900

Property Type House

Suburb Point Cook

Period - From 01/07/2021

to

30/09/2021

Source REIV

### 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 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
1	35 Vicky Ct POINT COOK 3030	\$595,000	20/11/2021
2	1 Carina Ct POINT COOK 3030	\$588,000	18/11/2021
3	2/28 Whitlam Green POINT COOK 3030	\$568,000	23/09/2021

**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 six months.~~

This Statement of Information was prepared on:

24/12/2021 10:40

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**Indicative Selling Price**

\$560,000 - \$595,000

**Median House Price**

September quarter 2021: \$749,900



3 2 2

**Property Type:** House

**Land Size:** 317 sqm approx

Agent Comments

## Comparable Properties



**35 Vicky Ct POINT COOK 3030 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$595,000

**Method:** Private Sale

**Date:** 20/11/2021

**Property Type:** House

**Land Size:** 312 sqm approx



**1 Carina Ct POINT COOK 3030 (REI)**

Agent Comments

3 2 2

**Price:** \$588,000

**Method:** Private Sale

**Date:** 18/11/2021

**Property Type:** House



**2/28 Whitlam Green POINT COOK 3030 (VG)**

Agent Comments

3 - -

**Price:** \$568,000

**Method:** Sale

**Date:** 23/09/2021

**Property Type:** House (Res)

**Land Size:** 296 sqm approx

**Account** - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067