





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 MARSHALL TERRACE, POINT COOK,







**Indicative Selling Price** 

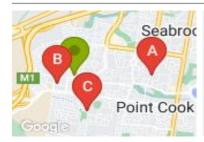
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$800,000

Provided by: Justin Sciola, Areal Property & First National South Morang

### MEDIAN SALE PRICE



## POINT COOK, VIC, 3030

**Suburb Median Sale Price (House)** 

\$752,000

01 October 2022 to 30 September 2023

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.



32 SOMMERSBY RD, POINT COOK, VIC







Sale Price

\*\$790,000

Sale Date: 23/11/2023

Distance from Property: 2km





54 KELLERMAN DR, POINT COOK, VIC







**Sale Price** \$790,000

Sale Date: 02/11/2023

Distance from Property: 524m





280 BOARDWALK BVD, POINT COOK, VIC







**Sale Price** 

\$800,000

Sale Date: 30/08/2023

Distance from Property: 1.1km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act

**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.

Property of	offere	d foi
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	Address		
Including	suburb	and	

9 MARSHALL TERRACE, POINT COOK, VIC 3030

## Indicative selling price

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

Single Price:	\$800,000
Single Frice.	\$600,000

### Median sale price

Median price	\$752,000	Property type	House	Suburb	POINT COOK
Period	01 October 2022 to 30 September 2023		Source	pricefinder	

#### 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	Price	Date of sale
32 SOMMERSBY RD, POINT COOK, VIC 3030	*\$790,000	23/11/2023
54 KELLERMAN DR, POINT COOK, VIC 3030	\$790,000	02/11/2023
280 BOARDWALK BVD, POINT COOK, VIC 3030	\$800,000	30/08/2023

This Statement of Information was prepared

13/12/2023

