

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

5 Forum Way 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2021

to

28 Feb 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

9 Aldinga Avenue Point Cook VIC 3030	\$749,999	08-Dec-21
29 Jansar Street Point Cook VIC 3030	\$988,888	18-Feb-22
9 Lachie Grove Point Cook VIC 3030	\$980,000	15-Feb-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: 07 March 2022

AREASPECIALIST

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9 Aldinga Avenue Point Cook VIC 3030

4 2 2

Sold Price

^{RS} **\$749,999**

Sold Date

08-Dec-21

Distance

0.28km



29 Jansar Street Point Cook VIC 3030

4 2 2

Sold Price

^{RS} **\$988,888**

Sold Date

18-Feb-22

Distance

0.1km



9 Lachie Grove Point Cook VIC 3030

4 4 2

Sold Price

^{RS} **\$980,000**

Sold Date

15-Feb-22

Distance

0.17km



9 Giaconda Road Point Cook VIC 3030

4 2 2

Sold Price

\$1,120,000

Sold Date

15-Oct-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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