

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 Milport Court 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,500

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2018

to

31 Aug 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

6 Milport Court Point Cook VIC 3030	\$655,000	24-Apr-19
13 Aviemore Way Point Cook VIC 3030	\$695,000	29-Aug-19
81 Shaftsbury Boulevard Point Cook VIC 3030	\$700,000	29-May-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: 16 September 2019

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6 Milport Court Point Cook VIC 3030

4 2 2

Sold Price

\$655,000

Sold Date

24-Apr-19

Distance

0.02km



13 Aviemore Way Point Cook VIC 3030

4 2 2

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date

29-Aug-19

Distance

0.15km



81 Shaftsbury Boulevard Point Cook VIC 3030

4 2 2

Sold Price

\$700,000

Sold Date

29-May-19

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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