

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

7 GRASSO 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2021

to

31 Mar 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

2 ORPHEUS STREET POINT COOK VIC 3030	\$870,000	30-Oct-21
87 BAYCREST DRIVE POINT COOK VIC 3030	\$820,000	24-Mar-22
5 FORUM WAY POINT COOK VIC 3030	\$888,000	02-Apr-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: 21 April 2022



**2 ORPHEUS STREET POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$870,000

Sold Date

30-Oct-21

Distance

0.97km



**87 BAYCREST DRIVE POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$820,000**

Sold Date

24-Mar-22

Distance

1.11km



**5 FORUM WAY POINT COOK VIC
3030**

 4  2  3

Sold Price

^{RS} **\$888,000**

Sold Date

02-Apr-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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