

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

51 Kirkstone Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$730,000 Property Type House Suburb Point Cook

Period - From 01/04/2021 to 30/06/2021 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	22 Kirkstone Rd POINT COOK 3030	\$598,168	16/07/2021
2	70 Shane Av SEABROOK 3028	\$565,000	19/08/2021
3	15 Barrington Tce POINT COOK 3030	\$527,000	23/07/2021

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:

27/09/2021 15:18



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Property Type: House
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median House Price
June quarter 2021: \$730,000

Comparable Properties



22 Kirkstone Rd POINT COOK 3030 (REI)

Agent Comments

3 2 4

Price: \$598,168
Method: Private Sale
Date: 16/07/2021
Property Type: House
Land Size: 375 sqm approx



70 Shane Av SEABROOK 3028 (REI/VG)

Agent Comments

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Price: \$565,000
Method: Private Sale
Date: 19/08/2021
Property Type: House
Land Size: 530 sqm approx



15 Barrington Tce POINT COOK 3030 (VG)

Agent Comments

3 - -

Price: \$527,000
Method: Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 301 sqm approx