

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

19 Calvert Place 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2018

to

31 Oct 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

11 Ditmars Avenue Point Cook VIC 3030	\$386,000	30-Jun-19
52 Bruckner Drive Point Cook VIC 3030	\$393,000	24-Sep-19
12 Faro Street Point Cook VIC 3030	\$362,500	02-Aug-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: 21 November 2019

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11 Ditmars Avenue Point Cook VIC 3030

Sold Price

\$386,000

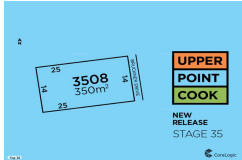
Sold Date

30-Jun-19

5 3 -

Distance

1.22km



52 Bruckner Drive Point Cook VIC 3030

Sold Price

\$393,000

Sold Date

24-Sep-19

4 2 2

Distance

1.36km



12 Faro Street Point Cook VIC 3030

Sold Price

\$362,500

Sold Date

02-Aug-19

4 2 2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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