

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

6 Warunda Parade 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

\$670,000

&

\$690,000

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

6 Casino Parade Point Cook VIC 3030	\$671,000	09-Feb-22
17 Warunda Parade Point Cook VIC 3030	\$660,000	15-Dec-21
21 Bovard Avenue Point Cook VIC 3030	\$650,000	01-Dec-21

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: 02 March 2022

AREASPECIALIST

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6 Casino Parade Point Cook VIC 3030

Sold Price

^{RS}

\$671,000

Sold Date

09-Feb-22



4



2



2

Distance

0.08km



17 Warunda Parade Point Cook VIC 3030

Sold Price

\$660,000

Sold Date

15-Dec-21



4



2



2

Distance

0.1km



21 Bovard Avenue Point Cook VIC 3030

Sold Price

\$650,000

Sold Date

01-Dec-21



4



2



2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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