

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

4 Ethan Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$610,000

&

\$655,000

Median sale price

Median price \$760,000

Property Type House

Suburb Point Cook

Period - From 04/07/2022

to

03/07/2023

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	19 Forum Way POINT COOK 3030	\$680,000	29/03/2023
2	5 Ambient Way POINT COOK 3030	\$652,000	08/02/2023
3	33 Selleck Dr POINT COOK 3030	\$620,000	23/03/2023

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:

04/07/2023 12:16



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$610,000 - \$655,000

Median House Price

04/07/2022 - 03/07/2023: \$760,000

Comparable Properties

19 Forum Way POINT COOK 3030 (VG)

Agent Comments

 4  -  -

Price: \$680,000

Method: Sale

Date: 29/03/2023

Property Type: House (Res)

Land Size: 400 sqm approx



5 Ambient Way POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$652,000

Method: Private Sale

Date: 08/02/2023

Property Type: House

Land Size: 400 sqm approx

33 Selleck Dr POINT COOK 3030 (REI/VG)

Agent Comments

 4  -  -

Price: \$620,000

Method: Private Sale

Date: 23/03/2023

Property Type: House (Res)

Land Size: 374 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088