

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

13 Penton Way, Point Cook Vic 3030

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$650,000

Median sale price

Median price \$665,000

House

X

Unit

Suburb Point Cook

Period - From 01/01/2019

to

31/03/2019

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	6 Windrest Way POINT COOK 3030	\$650,000	12/04/2019
2	65 Fairbridge Rd POINT COOK 3030	\$630,000	16/04/2019
3	9 Livorno La POINT COOK 3030	\$620,000	17/01/2019

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 March quarter 2019: \$665,000

Comparable Properties



6 Windrest Way POINT COOK 3030 (VG)

Agent Comments

4
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Price: \$650,000
Method: Sale
Date: 12/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 531 sqm approx



65 Fairbridge Rd POINT COOK 3030 (REI/VG)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 16/04/2019
Rooms: 7
Property Type: House (Res)
Land Size: 592 sqm approx



9 Livorno La POINT COOK 3030 (REI/VG)

Agent Comments

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 2
 2

Price: \$620,000
Method: Private Sale
Date: 17/01/2019
Rooms: 6
Property Type: House
Land Size: 538 sqm approx