

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

32B Middleton Drive, Point Cook Vic 3030

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Point Cook

Period - From

01/07/2021

to

30/09/2021

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.

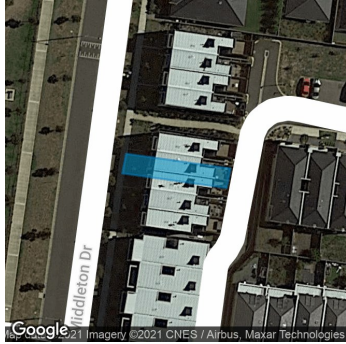
	Address of comparable property	Price	Date of sale
1	50 Saltwater Prm POINT COOK 3030	\$470,000	29/05/2021
2	32a Middleton Dr POINT COOK 3030	\$450,000	15/06/2021
3	2 Tattersalls La POINT COOK 3030	\$425,000	05/08/2021

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:

21/10/2021 15:40



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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 101 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
September quarter 2021: \$527,500

Comparable Properties



50 Saltwater Prm POINT COOK 3030 (REI)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 29/05/2021
Property Type: Villa
Land Size: 152.90 sqm approx



32a Middleton Dr POINT COOK 3030 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 15/06/2021
Property Type: Flat/Unit/Apartment (Res)

2 Tattersalls La POINT COOK 3030 (VG)

Agent Comments

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Price: \$425,000
Method: Sale
Date: 05/08/2021
Property Type: Flat/Unit/Apartment (Res)