

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

105 Evesham Drive 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

\$1,020,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2020

to

31 Jan 2021

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

8 Gramercy Boulevard Point Cook VIC 3030	\$1,150,000	02-Apr-20
12 Yellowbox Drive Point Cook VIC 3030	\$1,110,000	21-Jan-21
11 Gramercy Boulevard Point Cook VIC 3030	\$1,049,000	28-Jul-16

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: 09 February 2021

<p>Inspection Available By Appointment</p> <p>This property is still available for viewing by appointment.</p> <p>Please contact the agent to make suitable arrangements.</p> 	<p>8 Gramercy Boulevard Point Cook VIC 3030</p>	<p>Sold Price \$1,150,000 Sold Date 02-Apr-20</p>
	<p> 4  5  2</p>	<p>Distance 0.09km</p>
	<p>12 Yellowbox Drive Point Cook VIC 3030</p>	<p>Sold Price ^{RS} \$1,110,000 ^{UN} Sold Date 21-Jan-21</p>
	<p> 5  5  2</p>	<p>Distance 2.01km</p>
	<p>11 Gramercy Boulevard Point Cook VIC 3030</p>	<p>Sold Price \$1,049,000 Sold Date 28-Jul-16</p>
	<p> 4  2  2</p>	<p>Distance 0.03km</p>

RS = Recent sale

UN = Undisclosed Sale

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