

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

2 Modra Street 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2020

to

31 Mar 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

1 Bay Way Point Cook VIC 3030	\$771,000	09-Nov-20
32 Grassbird Drive Point Cook VIC 3030	\$750,000	29-Nov-20

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: 29 April 2021



1 Bay Way Point Cook VIC 3030

Sold Price

\$771,000

Sold Date **09-Nov-20**

 4  2  2

Distance **1.18km**



32 Grassbird Drive Point Cook VIC 3030

Sold Price

\$750,000

Sold Date **29-Nov-20**

 4  2  2

Distance **4.26km**

RS = Recent sale

UN = Undisclosed Sale

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