

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

6 Dianella 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2020

to

31 Oct 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

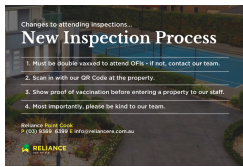
Date of sale

3 Boxgrass Street Point Cook VIC 3030	\$915,000	29-Oct-21
39 Regal Road Point Cook VIC 3030	\$860,000	02-Sep-21
20 Airlie Avenue Point Cook VIC 3030	\$853,000	01-Nov-21

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: 20 November 2021



3 Boxgrass Street Point Cook VIC 3030

 4  2  2

Sold Price

RS **\$915,000** Sold Date **29-Oct-21**

Distance **0.04km**



39 Regal Road Point Cook VIC 3030

 4  2  2

Sold Price

\$860,000 Sold Date **02-Sep-21**

Distance **0.96km**



20 Airlie Avenue Point Cook VIC 3030

 4  2  2

Sold Price

RS **\$853,000** Sold Date **01-Nov-21**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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