

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BALTIMORE DRIVE, POINT COOK, VIC

4 2 2

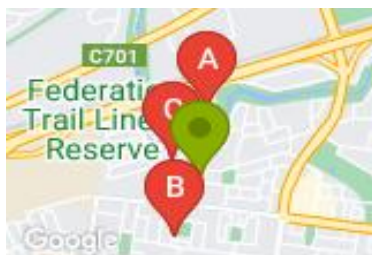
Indicative Selling Price

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

Single Price: 700,000

Provided by: Patrick Jamroz, hockingstuart Yarraville

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$770,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 PARKSTONE CRES, POINT COOK, VIC

4 2 2

Sale Price

***\$710,000**

Sale Date: 02/03/2023

Distance from Property: 506m



19 PRICHARD WALK, POINT COOK, VIC

3 2 2

Sale Price

\$683,000

Sale Date: 08/11/2022

Distance from Property: 454m



16 RUNLET DR, POINT COOK, VIC 3030

3 2 2

Sale Price

\$695,000

Sale Date: 13/08/2022

Distance from Property: 227m



This report has been compiled on 25/03/2023 by hockingstuart Yarraville. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for

Address
Including suburb and
postcode

5 BALTIMORE DRIVE, POINT COOK, VIC 3030

Indicative selling price

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

Single Price:

700,000

Median sale price

Median price

\$770,000

Property type

House

Suburb

POINT COOK

Period

01 January 2022 to 31 December 2022

Source

pricfinder

Comparable property sales

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

Price

Date of sale

18 PARKSTONE CRES, POINT COOK, VIC 3030	*\$710,000	02/03/2023
19 PRICHARD WALK, POINT COOK, VIC 3030	\$683,000	08/11/2022
16 RUNLET DR, POINT COOK, VIC 3030	\$695,000	13/08/2022

This Statement of Information was prepared on:

25/03/2023