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 McWilliams Crescent 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	\$720,000	&	\$780,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type House		Suburb	Point Cook	
Period-from	01 Nov 2020	to	31 Oct 2	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.

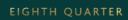
Address of comparable property	Price	Date of sale
20 Sunnybank Drive Point Cook VIC 3030	\$749,800	30-Jun-21
20 Bevan Court Point Cook VIC 3030	\$780,000	25-Oct-21
35 Wylie Way Point Cook VIC 3030	\$710,000	01-Jun-21

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: 17 November 2021







20 Sunnybank Drive Point Cook VIC Sold Price 3030

\$749,800 Sold Date 30-Jun-21

Distance

= 4 ₾ 2

20 Bevan Court Point Cook VIC 3030

Sold Price

RS \$780,000 Sold Date 25-Oct-21

Distance 0.34km



35 Wylie Way Point Cook VIC 3030 Sold Price

⇔ 2

\$710,000 Sold Date 01-Jun-21

0.31km

Distance 0.35km

₾ 2

= 4

RS = Recent sale

UN = Undisclosed Sale

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