

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

34 SQUADRON ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2021

to

31 May 2022

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

9 POSTEMA DRIVE POINT COOK VIC 3030	\$633,333	27-Jan-22
39 MULLOWAY DRIVE POINT COOK VIC 3030	\$637,000	24-Mar-22
62 KITTYHAWK ROAD POINT COOK VIC 3030	\$630,888	09-Dec-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 June 2022

	9 POSTEMA DRIVE POINT COOK VIC 3030	Sold Price	\$633,333	Sold Date	27-Jan-22
	 4  2  2			Distance	0.11km
	39 MULLOY DRIVE POINT COOK VIC 3030	Sold Price	\$637,000	Sold Date	24-Mar-22
	 4  2  3			Distance	-
	62 KITTYHAWK ROAD POINT COOK VIC 3030	Sold Price	\$630,888	Sold Date	09-Dec-21
	 4  2  2			Distance	-

RS = Recent sale

UN = Undisclosed Sale

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