

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 MIAMI DRIVE 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

\$779,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2021

to

31 Mar 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 EGMONT STREET POINT COOK VIC 3030	\$820,000	16-Oct-21
42 COASTWATCH ROAD POINT COOK VIC 3030	\$810,000	21-Oct-21
20 DUNE STREET POINT COOK VIC 3030	\$830,000	29-Oct-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: 08 April 2022



**9 EGMONT STREET POINT COOK
VIC 3030**

4 2 2

Sold Price

\$820,000

Sold Date

16-Oct-21

Distance

2.34km



**42 COASTWATCH ROAD POINT
COOK VIC 3030**

4 2 2

Sold Price

\$810,000

Sold Date

21-Oct-21

Distance

0.6km



**20 DUNE STREET POINT COOK VIC
3030**

5 2 2

Sold Price

\$830,000

Sold Date

29-Oct-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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