

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 Canegrass Drive, Point Cook, VIC 3030

Indicative selling price

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

Price Range \$1,200,000 & \$1,320,000

Median sale price

Median price \$770,000 Property Type House Suburb Point Cook (3030)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

A 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 property	Price	Date of sale
23 CITYBAY DRIVE, POINT COOK VIC 3030	\$1,225,000	15/08/2022
38 WINDORAH DRIVE, POINT COOK VIC 3030	\$1,220,000	07/10/2022
16 GRASSLANDS DRIVE, POINT COOK VIC 3030	\$1,200,000	19/12/2022

This Statement of Information was prepared on: 03/02/2023