

## 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

1 Chapel Street Point Cook VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 Middleton Drive Point Cook VIC 3030 | \$465,000 | 07-Nov-19 |
| 26 Hardware Lane Point Cook VIC 3030  | \$530,000 | 26-Dec-19 |
| 5 Redcape Lane Point Cook VIC 3030    | \$490,000 | 13-Jun-20 |

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: 12 October 2020



**8 Middleton Drive Point Cook VIC 3030**

3 2 2

Sold Price

**\$465,000**

Sold Date

**07-Nov-19**

Distance

**0.08km**



**26 Hardware Lane Point Cook VIC 3030**

3 2 2

Sold Price

**\$530,000**

Sold Date

**26-Dec-19**

Distance

**0.1km**



**5 Redcape Lane Point Cook VIC 3030**

3 2 2

Sold Price

**\$490,000**

Sold Date

**13-Jun-20**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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