

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

12 Rialto Street 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Land

Suburb

Point Cook

Period-from

01 Dec 2020

to

30 Nov 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

12 Kittyhawk Road Point Cook VIC 3030	\$749,900	26-Sep-21
250 Haze Drive Point Cook VIC 3030	\$745,000	05-Jun-21
246 Haze Drive Point Cook VIC 3030	\$749,990	14-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: 01 December 2021

AREASPECIALIST

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12 Kittyhawk Road Point Cook VIC 3030

Sold Price

\$749,900

Sold Date

26-Sep-21

4

2

2

Distance

0.09km



250 Haze Drive Point Cook VIC 3030

Sold Price

\$745,000

Sold Date

05-Jun-21

4

2

2

Distance

0.44km



246 Haze Drive Point Cook VIC 3030

Sold Price

\$749,990

Sold Date

14-Oct-21

4

2

2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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