

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

3/24 AVIEMORE WAY 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

\$389,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2021

to

31 Oct 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

4/9-11 WALSH COURT ALTONA MEADOWS VIC 3028	\$415,000	20-Oct-22
9/27-29 GRACE STREET LAVERTON VIC 3028	\$415,500	26-Aug-22
1/64 ORVILLE STREET ALTONA MEADOWS VIC 3028	\$420,500	27-Aug-22

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: 11 November 2022



4/9-11 WALSH COURT ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

^{RS}

\$415,000

Sold Date

20-Oct-22

Distance

1.81km



9/27-29 GRACE STREET LAVERTON VIC 3028

 2  1  1

Sold Price

\$415,500

Sold Date

26-Aug-22

Distance

2.95km



1/64 ORVILLE STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$420,500

Sold Date

27-Aug-22

Distance

3.17km

RS = Recent sale

UN = Undisclosed Sale

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