

## 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

42 SKODA CIRCUIT 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

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2021

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 46 SKODA CIRCUIT POINT COOK VIC 3030 | \$685,000 | 11-May-22 |
| 36 HUGO DRIVE POINT COOK VIC 3030    | \$700,000 | 13-Jul-22 |
| 132 BONDI PARADE POINT COOK VIC 3030 | \$700,000 | 20-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: 25 October 2022



## 46 SKODA CIRCUIT POINT COOK VIC 3030

Sold Price

**\$685,000**

Sold Date

**11-May-22**



4



2



2

Distance

**0.03km**



## 36 HUGO DRIVE POINT COOK VIC 3030

Sold Price

**\$700,000**

Sold Date

**13-Jul-22**



4



2



2

Distance

**0.49km**



## 132 BONDI PARADE POINT COOK VIC 3030

Sold Price

Sold Date

**20-Aug-22**



4



2



2

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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