

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

2 Iris Place 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

\$1,060,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2020

to

31 Oct 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

7 Lincolnheath Boulevard Point Cook VIC 3030	\$916,000	22-May-21
15 Violet Way Point Cook VIC 3030	\$903,000	29-May-21
13 Gramercy Boulevard Point Cook VIC 3030	\$981,000	24-Apr-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: 29 November 2021



7 Lincolnheath Boulevard Point Cook VIC 3030

 4  2  2

Sold Price

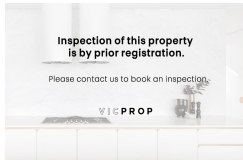
\$916,000

Sold Date

22-May-21

Distance

0.04km



15 Violet Way Point Cook VIC 3030

 4  2  2

Sold Price

\$903,000

Sold Date

29-May-21

Distance

0.24km



13 Gramercy Boulevard Point Cook VIC 3030

 4  2  2

Sold Price

\$981,000

Sold Date

24-Apr-21

Distance

0.32km



28 Hibiscus Crescent Point Cook VIC 3030

 4  2  2

Sold Price

\$915,000

Sold Date

28-Jun-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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