

## 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

58 Grassbird Drive 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

\$620,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2020

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 6 Saltmarsh Crescent Point Cook VIC 3030 | \$635,000 | 24-Feb-21 |
| 126 Grassbird Drive Point Cook VIC 3030  | \$657,000 | 12-Apr-21 |
| 5 Plume Place Point Cook VIC 3030        | \$665,000 | 14-Jan-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: 03 July 2021



**6 Saltmarsh Crescent Point Cook VIC 3030**

 4  2  2

Sold Price

**\$635,000**

Sold Date

**24-Feb-21**

Distance

**0.38km**



**126 Grassbird Drive Point Cook VIC 3030**

 4  2  2

Sold Price

**\$657,000**

Sold Date

**12-Apr-21**

Distance

**0.45km**



**5 Plume Place Point Cook VIC 3030**

 4  2  2

Sold Price

**\$665,000**

Sold Date

**14-Jan-21**

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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