

## 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

33 Applebox 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2019

to

31 Dec 2019

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 Michael Place Point Cook VIC 3030	\$691,000	28-Oct-19
19 Fireside Avenue Point Cook VIC 3030	\$665,000	16-Oct-19
5 Seamount Way Point Cook VIC 3030	\$658,000	29-Nov-19

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: 23 January 2020



**7 Michael Place Point Cook VIC 3030**

 4  2  2

Sold Price

**\$691,000**

Sold Date

**28-Oct-19**

Distance

**0.68km**



**19 Fireside Avenue Point Cook VIC 3030**

 4  2  2

Sold Price

**\$665,000**

Sold Date

**16-Oct-19**

Distance

**0.75km**



**5 Seamount Way Point Cook VIC 3030**

 4  2  2

Sold Price

**\$658,000**

Sold Date

**29-Nov-19**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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