

## 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

1/1 Greg Norman 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

\$578,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2019

to

30 Sep 2020

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

75 Broadbeach Circuit Point Cook VIC 3030	\$550,000	29-Apr-20
102 Signature Boulevard Point Cook VIC 3030	\$550,000	30-Jul-20
93 Signature Boulevard Point Cook VIC 3030	\$575,000	24-Jul-20

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: 06 October 2020

Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au


**75 Broadbeach Circuit Point Cook  
VIC 3030**

Sold Price

**\$550,000**

Sold Date

**29-Apr-20**
 3

 2

 2

Distance

**0.19km**

**102 Signature Boulevard Point Cook  
VIC 3030**

Sold Price

Sold Date

**30-Jul-20**
 3

 2

 2

Distance

**1.24km**

**93 Signature Boulevard Point Cook  
VIC 3030**

Sold Price

**\$575,000**

Sold Date

**24-Jul-20**
 3

 2

 2

Distance

**1.2km**

Notes from your agent

Sold \$575k

RS = Recent sale

UN = Undisclosed Sale

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