

STATEMENT OF INFORMATION

36 FESTIVAL DRIVE, POINT COOK, VIC 3030

PREPARED BY TANU BALA, THE ELEET WYNDHAM CITY, PHONE: 0406777100



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 FESTIVAL DRIVE, POINT COOK, VIC







Indicative Selling Price

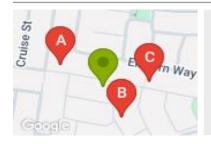
For the meaning of this price see consumer.vic.au/underquoting

\$1,600,000

Single Price:

Provided by: Tanu Goyal, THE ELEET WYNDHAM CITY

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$760,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



21 FESTIVAL DR, POINT COOK, VIC 3030







Sale Price

\$1,365,000

Sale Date: 29/06/2024

Distance from Property: 156m





10 INDEPENDENCE AVE, POINT COOK, VIC









Sale Price

*\$1,350,000

Sale Date: 19/11/2024

Distance from Property: 126m





65 FESTIVAL DR, POINT COOK, VIC 3030







Sale Price

\$893,000

Sale Date: 05/10/2024

Distance from Property: 152m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

36 FESTIVAL DRIVE, POINT COOK, VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Median sale price

Median price	\$760,000	Property type	House	Suburt	POINT COOK
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 FESTIVAL DR, POINT COOK, VIC 3030	\$1,365,000	29/06/2024
10 INDEPENDENCE AVE, POINT COOK, VIC 3030	*\$1,350,000	19/11/2024
65 FESTIVAL DR, POINT COOK, VIC 3030	\$893,000	05/10/2024

This Statement of Information was prepared on:

23/01/2025

