

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

9 FEATHER 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

\$899,999

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2022

to

28 Feb 2023

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

9 SPIRIT AVENUE POINT COOK VIC 3030	\$1,040,000	03-Mar-23
13 ROYAL CIRCUIT POINT COOK VIC 3030	\$1,060,000	04-Mar-23
7 CARNIVAL PLACE POINT COOK VIC 3030	\$1,010,000	11-Mar-23

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 March 2023



9 SPIRIT AVENUE POINT COOK VIC 3030 Sold Price ^{RS} **\$1,040,000** Sold Date **03-Mar-23**

 4  2  2

Distance **1.32km**



13 ROYAL CIRCUIT POINT COOK VIC 3030 Sold Price ^{RS} **\$1,060,000** Sold Date **04-Mar-23**

 4  2  4

Distance **1.53km**



7 CARNIVAL PLACE POINT COOK VIC 3030 Sold Price ^{RS} **\$1,010,000** Sold Date **11-Mar-23**

 4  2  2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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