

STATEMENT OF INFORMATION

9 MARSHALL TERRACE, POINT COOK, VIC 3030

PREPARED BY JUSTIN SCIOLA, PHONE: 0423916416



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MARSHALL TERRACE, POINT COOK,

 4  2  2

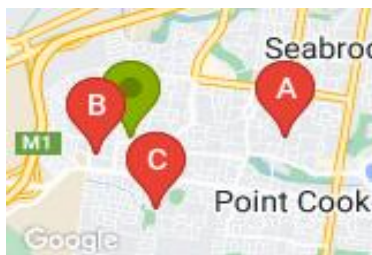
Indicative Selling Price

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

Single Price: \$800,000

Provided by: Justin Sciola, Areal Property & First National South Morang

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$752,000

01 October 2022 to 30 September 2023

Provided by: 

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 agent's representative considers to be most comparable to the property for sale.



32 SOMMERSBY RD, POINT COOK, VIC

 4  2  2

Sale Price

***\$790,000**

Sale Date: 23/11/2023

Distance from Property: 2km



54 KELLERMAN DR, POINT COOK, VIC

 4  2  2

Sale Price

\$790,000

Sale Date: 02/11/2023

Distance from Property: 524m



280 BOARDWALK BVD, POINT COOK, VIC

 4  2  2

Sale Price

\$800,000

Sale Date: 30/08/2023

Distance from Property: 1.1km



This report has been compiled on 13/12/2023 by Areal Property & First National South Morang. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

9 MARSHALL TERRACE, POINT COOK, VIC 3030

Indicative selling price

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

Single Price:

\$800,000

Median sale price

Median price

\$752,000

Property type

House

Suburb

POINT COOK

Period

01 October 2022 to 30 September 2023

Source

pricfinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

32 SOMMERSBY RD, POINT COOK, VIC 3030	*\$790,000	23/11/2023
54 KELLERMAN DR, POINT COOK, VIC 3030	\$790,000	02/11/2023
280 BOARDWALK BVD, POINT COOK, VIC 3030	\$800,000	30/08/2023

This Statement of Information was prepared

13/12/2023