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	3 Sandy Avenue 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Point Cook
Period-from	01 Dec 2020	to	30 Nov 2021	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
3 Stoneyfell Road Point Cook VIC 3030	$1,265,000	29-Sep-21
75 Citybay Drive Point Cook VIC 3030	$1,150,000	20-Oct-21
54 Bayvista Circuit Point Cook VIC 3030	$1,120,000	17-Jun-21

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: 15 December 2021

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3 Stoneyfell Road Point Cook VIC 3030

4 4 3

Sold Price **$1,265,000** Sold Date **29-Sep-21**

Distance **0.57km**



75 Citybay Drive Point Cook VIC 3030

4 3 2

Sold Price RS **$1,150,000** Sold Date **20-Oct-21**

Distance **0.43km**



54 Bayvista Circuit Point Cook VIC 3030

4 2 2

Sold Price **$1,120,000** Sold Date **17-Jun-21**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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