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	2/28 Whitlam Green 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	$545,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Point Cook
Period-from	01 Sep 2020	to	31 Aug 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
1/10 Gilmore Grove Point Cook VIC 3030	$575,000	30-Mar-21
5 Archibald Chase Point Cook VIC 3030	$575,000	04-Aug-21
58C Tom Roberts Parade Point Cook VIC 3030	$560,000	13-Apr-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.~~

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1/10 Gilmore Grove Point Cook VIC 3030

3 2 2

Sold Price **$575,000** Sold Date **30-Mar-21**

Distance **0.25km**



5 Archibald Chase Point Cook VIC 3030

3 2 2

Sold Price Sold Date **04-Aug-21**

Distance **0.43km**



58C Tom Roberts Parade Point Cook VIC 3030

3 2 2

Sold Price **$560,000** Sold Date **13-Apr-21**

Distance **0.6km**

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

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