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	13 Sound Way 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	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Point Cook
Period-from	01 Jun 2020	to	31 May 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
205 Featherbrook Drive Point Cook VIC 3030	$880,000	01-Apr-21
13 Fireside Avenue Point Cook VIC 3030	-	20-Apr-21
22 Liverpool Street Point Cook VIC 3030	$1,050,000	29-Mar-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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205 Featherbrook Drive Point Cook VIC 3030

5 3 2

Sold Price RS $880,000 Sold Date 01-Apr-21

Distance 0.39km



13 Fireside Avenue Point Cook VIC 3030

5 3 2

Sold Price RS - Sold Date 20-Apr-21

Distance 1.09km



22 Liverpool Street Point Cook VIC 3030

5 3 2

Sold Price RS $1,050,000 Sold Date 29-Mar-21

Distance 1.5km

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

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