Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

86 Solitude Crescent Point Cook, 3030

Indicative selling price

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

Range between $560,000.00 & $580,000.00

Median sale price

Median price $663,587.00 Property Type HOUSE Suburb POINT COOK

Period - From 01-Feb-2019 to 31-Jan-2020 Source Realestate.com.au

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 property	Price	Date of sale
1	83 Kingsford Dr Point Cook VIC 3030	$625,000.00	29-Oct-2019
2	21 Gardener Dr Point Cook VIC 3030	$635,000.00	21-Feb-2020
3	79 Grassbird Dr Point Cook VIC 3030	$570,000.00	22-Nov-2019

This statement of information was prepared on 15-Sep-2020 at 9:12:13 PM EST