

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

9 Michael Place 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2020

to

28 Feb 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

60 Regal Road Point Cook VIC 3030	\$610,000	03-Jan-21
10 Dianella Street Point Cook VIC 3030	\$625,000	27-Jan-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: 05 March 2021

**60 Regal Road Point Cook VIC
3030**4  2  2 

Sold Price

^{RS}**\$610,000**

Sold Date

03-Jan-21

Distance

0.28km**10 Dianella Street Point Cook VIC
3030**4  2  2 

Sold Price

^{RS}**\$625,000**^{UN}

Sold Date

27-Jan-21

Distance

1.11km**RS** = Recent sale**UN** = Undisclosed Sale

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