

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 INVERIE 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

\$930,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 STRATHDON PLACE POINT COOK VIC 3030	\$980,000	18-Jan-23
18 TRAPANI AVENUE POINT COOK VIC 3030	\$950,000	23-Nov-22
8 BRENTLEY CLOSE POINT COOK VIC 3030	\$905,000	09-Jan-23

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: 21 February 2023