

## 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

42 Signature Boulevard Point Cook VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### 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

5 Trident Court Point Cook VIC 3030	\$615,000	05-Oct-20
4 Architecture Way Point Cook VIC 3030	\$650,000	26-Nov-20
13 Jemma Avenue Point Cook VIC 3030	\$661,000	16-Nov-20

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: 10 March 2021



**5 Trident Court Point Cook VIC 3030**

3 2 2

Sold Price **\$615,000** Sold Date **05-Oct-20**

Distance **0.76km**



**4 Architecture Way Point Cook VIC 3030**

3 2 2

Sold Price **\$650,000** Sold Date **26-Nov-20**

Distance **1.86km**



**13 Jemma Avenue Point Cook VIC 3030**

3 2 2

Sold Price **\$661,000** Sold Date **16-Nov-20**

Distance **2.24km**

RS = Recent sale      UN = Undisclosed Sale

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