

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 18 Grassland Drive, Point Cook, VIC 3030

Indicative selling price

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

Price Range

\$680,000

&

\$695,000

Median sale price

Median price

\$439,500

Property Type

Vacant Land

Suburb

Point Cook (3030)

Period - From

01/11/2019

to

31/10/2020

Source

Corelogic

Comparable property sales

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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
36 UMBRELLA WAY, POINT COOK VIC 3030	\$522,000	21/07/2020
35 DARSHAM CRESCENT, POINT COOK VIC 3030	\$588,000	16/07/2020
20 EGMONT STREET, POINT COOK VIC 3030	\$620,000	16/11/2020

This Statement of Information was prepared on: 18/11/2020