

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

4 Bluewater Drive 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2020

to

30 Apr 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

6 Ostend Crescent Point Cook VIC 3030	\$600,000	19-Jan-21
118 Haze Drive Point Cook VIC 3030	\$600,000	10-May-21
7 Dodson Drive Point Cook VIC 3030	\$616,000	09-Apr-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: 24 May 2021

AREASPECIALIST

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6 Ostend Crescent Point Cook VIC 3030

Sold Price

\$600,000

Sold Date

19-Jan-21

4 2 3

Distance

0.08km



118 Haze Drive Point Cook VIC 3030

Sold Price

^{RS}

\$600,000

Sold Date

10-May-21

4 2 2

Distance

0.27km



7 Dodson Drive Point Cook VIC 3030

Sold Price

\$616,000

Sold Date

09-Apr-21

4 2 2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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