

## 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

7 Heysen Mews 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2020

to

31 May 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

8 Lindsay Gardens Point Cook VIC 3030	\$650,000	05-May-21
8 Oliver Place Point Cook VIC 3030	\$705,000	25-May-21
14 Caldicott Crescent Point Cook VIC 3030	\$665,000	20-Mar-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: 15 June 2021

# AREASPECIALIST

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**8 Lindsay Gardens Point Cook VIC 3030**

Sold Price

**\$650,000**

Sold Date

**05-May-21**

3 2 2

Distance

**0.08km**



**8 Oliver Place Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$705,000** <sup>UN</sup>

Sold Date

**25-May-21**

4 2 2

Distance

**0.62km**



**14 Caldicott Crescent Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**20-Mar-21**

4 2 2

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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