

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

20 ROWLAND 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

19 THE STRAND POINT COOK VIC 3030	\$1,200,000	10-Jun-22
11 PILATUS CRESCENT POINT COOK VIC 3030	\$1,213,000	17-May-22
33 BROADSTONE WAY POINT COOK VIC 3030	\$1,150,000	28-May-22

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.~~

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19 THE STRAND POINT COOK VIC 3030

 5  3  2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **10-Jun-22**

Distance **0.45km**



11 PILATUS CRESCENT POINT COOK VIC 3030

 4  2  2

Sold Price ^{RS} **\$1,213,000** Sold Date **17-May-22**

Distance **0.49km**



33 BROADSTONE WAY POINT COOK VIC 3030

 4  2  2

Sold Price **\$1,150,000** Sold Date **28-May-22**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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