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 AMERICA STREET 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Land	Suburb	Point Cook
Period-from	01 Sep 2021	to	31 Aug 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
3 CALVERT PLACE POINT COOK VIC 3030	$620,000	21-Jul-22
20 ZUCCOTTI CRESCENT POINT COOK VIC 3030	$337,000	24-Mar-22
48 MADDOCK STREET POINT COOK VIC 3030	$720,000	22-Aug-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.~~

This Statement of Information was prepared on: 13 September 2022

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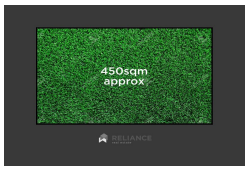

3 CALVERT PLACE POINT COOK VIC 3030

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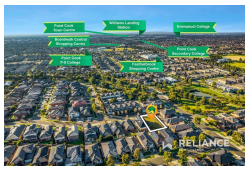
Sold Price RS $620,000 UN
Sold Date 21-Jul-22
Distance 1.33km

20 ZUCCOTTI CRESCENT POINT COOK VIC 3030

3 2 1

Sold Price $337,000
Sold Date 24-Mar-22
Distance 0.33km



48 MADDOCK STREET POINT COOK VIC 3030

- - -

Sold Price RS $720,000
Sold Date 22-Aug-22
Distance 1.27km

RS = Recent sale UN = Undisclosed Sale

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