

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

228 Sanctuary Lakes South Boulevard 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,500

Property type

Land

Suburb

Point Cook

Period-from

01 Nov 2019

to

31 Oct 2020

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 Spinnaker Rise Point Cook VIC 3030 | \$1,200,000 | 09-Mar-20 |
| 29 Rhode Island Close Point Cook VIC 3030 | \$1,285,000 | 24-Mar-20 |
| 26 Spraypoint Drive Point Cook VIC 3030 | \$1,200,000 | 25-Jan-20 |

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: 25 November 2020


19 Spinnaker Rise Point Cook VIC 3030

 Sold Price **\$1,200,000** Sold Date **09-Mar-20**

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 Distance **0.46km**

29 Rhode Island Close Point Cook VIC 3030

 Sold Price **\$1,285,000** Sold Date **24-Mar-20**

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 Distance **0.47km**

26 Spraypoint Drive Point Cook VIC 3030

 Sold Price **\$1,200,000** Sold Date **25-Jan-20**

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 Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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