

## 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

145 Featherbrook Drive 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

\$1,080,000

&

\$1,120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2019

to

30 Nov 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

209 Featherbrook Drive Point Cook VIC 3030	\$1,120,000	28-May-20
8 Payson Drive Point Cook VIC 3030	\$1,120,000	07-Sep-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: 02 December 2020



**209 Featherbrook Drive Point Cook VIC 3030** Sold Price **\$1,120,000** Sold Date **28-May-20**

 5
  5
  2

Distance **0.48km**



**8 Payson Drive Point Cook VIC 3030** Sold Price Sold Date **07-Sep-20**

 4
  3
  2

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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