

## 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 Ironwood 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

\$795,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,250

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2019

to

30 Jun 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

8 Hyacinth Place Point Cook VIC 3030	\$815,000	17-Feb-20
13 Oceanwave Parade Point Cook VIC 3030	\$850,000	07-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: 07 July 2020



**8 Hyacinth Place Point Cook VIC 3030**

 4  2  2

Sold Price **\$815,000** Sold Date **17-Feb-20**

Distance **1.21km**



**13 Oceanwave Parade Point Cook VIC 3030**

 4  2  2

Sold Price **\$850,000** Sold Date **07-Jan-20**

Distance **0.99km**

RS = Recent sale      UN = Undisclosed Sale

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