

## 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

9 Snowbush Terrace 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

\$740,000

&

\$770,000

### 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

3 Anglers Court Seabrook VIC 3028	\$750,000	20-Jan-20
51 Ladybird Crescent Point Cook VIC 3030	\$750,000	04-May-20
19 Catania Avenue Point Cook VIC 3030	\$760,000	05-Feb-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: 13 July 2020



**3 Anglers Court Seabrook VIC 3028** Sold Price **\$750,000** Sold Date **20-Jan-20**

 3  2  -

Distance **1.85km**



**51 Ladybird Crescent Point Cook VIC 3030** Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **04-May-20**

 4  2  2

Distance **0.89km**



**19 Catania Avenue Point Cook VIC 3030** Sold Price **\$760,000** Sold Date **05-Feb-20**

 4  2  2

Distance **1.55km**

RS = Recent sale      UN = Undisclosed Sale

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