

## 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

31 Elkhorn Way 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

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2020

to

31 Jan 2021

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

29 Grandpark Circuit Point Cook VIC 3030	\$825,000	07-Oct-20
11 Airlie Avenue Point Cook VIC 3030	\$844,000	22-Oct-20
21 Boathaven Road Point Cook VIC 3030	\$850,000	27-Jan-21

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: 03 February 2021

**HELP TO PREVENT THE SPREAD OF COVID-19**

Property Inspection	Action	Safety Measures	Agreements
<ul style="list-style-type: none"> <li>• Avoid unnecessary contact with people, surfaces and objects.</li> <li>• Avoid handshakes, hugs, kisses, and other close contact.</li> <li>• Avoid touching your face, especially your eyes, nose, and mouth.</li> <li>• Avoid touching door handles, railings, and other surfaces.</li> <li>• Avoid touching shared objects, such as pens, paper, and keys.</li> <li>• Avoid touching public transport, such as buses, trains, and taxis.</li> <li>• Avoid touching shared spaces, such as gyms, pools, and restaurants.</li> <li>• Avoid touching public places, such as shopping centres, libraries, and schools.</li> <li>• Avoid touching public transport, such as buses, trains, and taxis.</li> <li>• Avoid touching shared spaces, such as gyms, pools, and restaurants.</li> <li>• Avoid touching public places, such as shopping centres, libraries, and schools.</li> </ul>	<ul style="list-style-type: none"> <li>• Wear a face mask when in public places.</li> <li>• Wear a face mask when in public transport.</li> <li>• Wear a face mask when in shared spaces.</li> <li>• Wear a face mask when in public places.</li> <li>• Wear a face mask when in public transport.</li> <li>• Wear a face mask when in shared spaces.</li> <li>• Wear a face mask when in public places.</li> <li>• Wear a face mask when in public transport.</li> <li>• Wear a face mask when in shared spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> <li>• Use hand sanitizer frequently.</li> </ul>	<ul style="list-style-type: none"> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> <li>• Sign a declaration of understanding.</li> </ul>

**29 Grandpark Circuit Point Cook VIC 3030**

 4  2  2

Sold Price **\$825,000** Sold Date **07-Oct-20**

Distance **0.71km**



**11 Airlie Avenue Point Cook VIC 3030**

 4  2  2

Sold Price **\$844,000** Sold Date **22-Oct-20**

Distance **0.72km**



**21 Boathaven Road Point Cook VIC 3030**

 4  2  2

Sold Price <sup>RS</sup> **\$850,000** <sup>UN</sup> Sold Date **27-Jan-21**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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