

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

7 Lucon Glen 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

\$740,000

&

\$790,000

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

6 Sorrento Avenue Point Cook VIC 3030	\$765,000	20-Oct-20
3 Livorno Lane Point Cook VIC 3030	\$790,000	05-Aug-20
9 Snowbush Terrace Point Cook VIC 3030	\$740,000	04-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: 05 February 2021



6 Sorrento Avenue Point Cook VIC 3030

 4  2  2

Sold Price

\$765,000

Sold Date **20-Oct-20**

Distance **0.83km**



3 Livorno Lane Point Cook VIC 3030

 4  2  2

Sold Price

\$790,000

Sold Date **05-Aug-20**

Distance **0.86km**



9 Snowbush Terrace Point Cook VIC 3030

 4  2  2

Sold Price

^{RS} **\$740,000**

Sold Date **04-Jan-21**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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