

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

29 Villiers Drive 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2020

to

28 Feb 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

7 Maple Leaf Crescent Point Cook VIC 3030	\$760,000	03-Oct-20
3 Pinoak Street Point Cook VIC 3030	\$742,000	16-Dec-20
57 Fairbridge Road Point Cook VIC 3030	\$770,000	25-Nov-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: 09 March 2021

HELP TO PREVENT THE SPREAD OF COVID-19

Property Inspection	Action	Safety Measures	Agreements
<ul style="list-style-type: none"> • Avoid unnecessary contact with people in the property. • Avoid touching surfaces such as door handles, light switches, and handrails. • Avoid touching your face, especially your eyes, nose, and mouth. • Avoid sharing personal items such as towels, cups, and cutlery. • Avoid staying in the property for long periods of time. • Avoid staying in the property if you are feeling unwell. • Avoid staying in the property if you have been in contact with someone who has COVID-19. • Avoid staying in the property if you have been in a crowded indoor space. • Avoid staying in the property if you have been in a public space. • Avoid staying in the property if you have been in a public transport. • Avoid staying in the property if you have been in a public building. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. 	<ul style="list-style-type: none"> • Wear a face mask at all times. • Maintain a distance of at least 1.5 metres from others. • Avoid handshakes and hugs. • Avoid close contact with others. • Avoid touching surfaces. • Avoid touching your face. • Avoid sharing personal items. • Avoid staying in the property for long periods of time. • Avoid staying in the property if you are feeling unwell. • Avoid staying in the property if you have been in contact with someone who has COVID-19. • Avoid staying in the property if you have been in a crowded indoor space. • Avoid staying in the property if you have been in a public space. • Avoid staying in the property if you have been in a public transport. • Avoid staying in the property if you have been in a public building. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. 	<ul style="list-style-type: none"> • Wear a face mask at all times. • Maintain a distance of at least 1.5 metres from others. • Avoid handshakes and hugs. • Avoid close contact with others. • Avoid touching surfaces. • Avoid touching your face. • Avoid sharing personal items. • Avoid staying in the property for long periods of time. • Avoid staying in the property if you are feeling unwell. • Avoid staying in the property if you have been in contact with someone who has COVID-19. • Avoid staying in the property if you have been in a crowded indoor space. • Avoid staying in the property if you have been in a public space. • Avoid staying in the property if you have been in a public transport. • Avoid staying in the property if you have been in a public building. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. • Avoid staying in the property if you have been in a public area. • Avoid staying in the property if you have been in a public place. 	<ul style="list-style-type: none"> • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver. • Sign a COVID-19 waiver.

7 Maple Leaf Crescent Point Cook VIC 3030

 4  2  2

Sold Price **\$760,000** Sold Date **03-Oct-20**

Distance **0.39km**



3 Pinoak Street Point Cook VIC 3030

 4  2  2

Sold Price **\$742,000** Sold Date **16-Dec-20**

Distance **0.42km**



57 Fairbridge Road Point Cook VIC 3030

 4  2  2

Sold Price **\$770,000** Sold Date **25-Nov-20**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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