

## 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

60 Willowgreen 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

\$740,000

&

\$760,000

### 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

1 Anchorage Street Point Cook VIC 3030	\$730,000	07-Sep-20
40 Whistler Crescent Point Cook VIC 3030	\$745,000	27-Nov-20
236 Point Cook Road Point Cook VIC 3030	\$735,000	11-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: 02 March 2021



**1 Anchorage Street Point Cook VIC 3030**

 3  2  2

Sold Price

**\$730,000**

Sold Date **07-Sep-20**

Distance **0.82km**



**40 Whistler Crescent Point Cook VIC 3030**

 4  2  2

Sold Price

**\$745,000**

Sold Date **27-Nov-20**

Distance **0.36km**



**236 Point Cook Road Point Cook VIC 3030**

 4  2  2

Sold Price

**\$735,000**

Sold Date **11-Nov-20**

Distance **1.19km**



**11 Anglers Court Seabrook VIC 3028**

 4  2  2

Sold Price

**\$810,000**

Sold Date **11-Dec-20**

Distance **0.34km**



**15 Addison Place Seabrook VIC 3028**

 5  2  2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date **09-Jan-21**

Distance **0.74km**



**15 Beaumont Drive Point Cook VIC 3030**

 4  2  2

Sold Price

**\$705,000**

Sold Date **10-Oct-20**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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**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, especially those who are coughing or sneezing.</li> <li>• Avoid touching your face, especially your eyes, nose, and mouth.</li> <li>• Avoid close contact with people, especially those who are coughing or sneezing.</li> <li>• Avoid sharing food or drinks with others.</li> <li>• Avoid using public transport, especially if you are coughing or sneezing.</li> <li>• Avoid going to crowded places, especially if you are coughing or sneezing.</li> <li>• Avoid going to work or school if you are coughing or sneezing.</li> <li>• Avoid going to school or work if you have been in contact with someone who has COVID-19.</li> <li>• Avoid going to school or work if you have been in contact with someone who has been in contact with someone who has COVID-19.</li> <li>• Avoid going to school or work if you have been in contact with someone who has been in contact with someone who has been in contact with someone who has COVID-19.</li> <li>• Avoid going to school or work if you have been in contact with someone who has been in contact with someone who has been in contact with someone who has been in contact with someone who has COVID-19.</li> </ul>	<ul style="list-style-type: none"> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• Wear a face mask when you are in a public place, especially if you are coughing or sneezing.</li> <li>• 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**26 Sumner Crescent Point Cook VIC 3030** Sold Price **\$720,000** Sold Date **05-Nov-20**

 3  2  2

Distance **0.87km**



**4 Glastonbury Circuit Point Cook VIC 3030** Sold Price **\$690,000** Sold Date **05-Aug-20**

 4  2  2

Distance **1.14km**

RS = Recent sale      UN = Undisclosed Sale

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