

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

6 Lavona Street 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Land

Suburb

Point Cook

Period-from

01 May 2020

to

30 Apr 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

12 Fongeo Drive Point Cook VIC 3030	\$608,000	23-Feb-21
21 Fuchsia Crescent Point Cook VIC 3030	\$700,000	21-May-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: 24 May 2021


12 Fongeo Drive Point Cook VIC 3030

Sold Price

\$608,000

Sold Date

23-Feb-21
 -
  -
  -

Distance

0.35km

21 Fuchsia Crescent Point Cook VIC 3030

Sold Price

^{RS} **\$700,000**

Sold Date

21-May-21
 -
  -
  -

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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