

## 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

13 Warrego 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Point Cook

Period-from

01 Apr 2020

to

31 Mar 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

3 Victorking Drive Point Cook VIC 3030	\$670,000	16-Mar-21
28 Garland Terrace Point Cook VIC 3030	\$663,000	20-Jan-21
41 Seagrass Crescent Point Cook VIC 3030	\$660,000	11-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: 27 April 2021


**3 Victorking Drive Point Cook VIC 3030**
 3  2  2

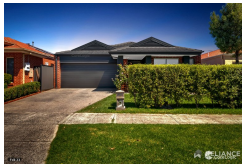
Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**16-Mar-21**

Distance

**0.7km**

**28 Garland Terrace Point Cook VIC 3030**
 3  2  2

Sold Price

**\$663,000**

Sold Date

**20-Jan-21**

Distance

**0.75km**

**41 Seagrass Crescent Point Cook VIC 3030**
 4  2  2

Sold Price

**\$660,000**

Sold Date

**11-Jan-21**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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