

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

4 Benaud Way 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jun 2020

to

31 May 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

| | | |
|---------------------------------------|-----------|-----------|
| 56 Sunman Drive Point Cook VIC 3030 | \$950,000 | 18-Feb-21 |
| 154 Citybay Drive Point Cook VIC 3030 | \$906,000 | 20-Apr-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 June 2021



56 Sunman Drive Point Cook VIC 3030

 5  3  2

Sold Price **\$950,000** Sold Date **18-Feb-21**

Distance **0.34km**



154 Citybay Drive Point Cook VIC 3030

 4  2  2

Sold Price **\$906,000** Sold Date **20-Apr-21**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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