

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

7 Dunstan Road 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2020

to

31 Jan 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

8 Geraldton Road Point Cook VIC 3030	\$700,000	18-Oct-20
7 Capital Way Point Cook VIC 3030	\$700,000	01-Dec-20
21 Arbour Avenue Point Cook VIC 3030	\$730,000	11-May-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 February 2021



8 Geraldton Road Point Cook VIC 3030

Sold Price

\$700,000

Sold Date

18-Oct-20

 4  2  4

Distance

1.24km



7 Capital Way Point Cook VIC 3030

Sold Price

Sold Date

01-Dec-20

 4  2  2

Distance

1.43km



21 Arbour Avenue Point Cook VIC 3030

Sold Price

\$730,000

Sold Date

11-May-20

 4  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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