

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

3 Ionian 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

\$745,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2020

to

31 April 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

4 Aegean Link Point Cook VIC 3030	\$740,000	01-Apr-21
4 Arbour Avenue Point Cook VIC 3030	\$750,000	28-Apr-21
3 Trimotor Road Point Cook VIC 3030	\$770,000	11-Feb-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: 17 May 2021



4 Aegean Link Point Cook VIC
3030

 4  2  2

Sold Price

\$740,000

Sold Date

01-Apr-21

Distance

0.07km



4 Arbour Avenue Point Cook VIC
3030

 4  2  2

Sold Price

\$750,000

Sold Date 28-Apr-21

Distance

1km



3 Trimotor Road Point Cook VIC
3030

 4  2  2

Sold Price

\$770,000

Sold Date

11-Feb-21

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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