

## 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

53 Evesham Drive 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2020

to

28 Feb 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 128 Evesham Drive Point Cook VIC 3030    | \$600,000 | 20-Oct-20 |
| 68 Roundhay Crescent Point Cook VIC 3030 | \$600,000 | 02-Dec-20 |
| 6 Wirraway Street Point Cook VIC 3030    | \$620,000 | 20-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: 16 March 2021



**128 Evesham Drive Point Cook VIC 3030**

Sold Price

**\$600,000**

Sold Date **20-Oct-20**

 4  2  2

Distance **0.31km**



**68 Roundhay Crescent Point Cook VIC 3030**

Sold Price

Sold Date **02-Dec-20**

 4  2  2

Distance **0.42km**



**6 Wirraway Street Point Cook VIC 3030**

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **20-Feb-21**

 4  2  2

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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