

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

12 Tramway Street 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,250

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2019

to

31 May 2020

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

12 Exhibition Street Point Cook VIC 3030	\$538,000	01-Feb-20
9 Suttie Street Point Cook VIC 3030	\$582,000	13-Feb-20
42 Dingo Street Point Cook VIC 3030	\$577,000	30-Jan-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: 30 June 2020


12 Exhibition Street Point Cook VIC 3030

Sold Price

\$538,000

Sold Date

01-Feb-20

2 2 2

Distance

0.51km

9 Suttie Street Point Cook VIC 3030

Sold Price

\$582,000

Sold Date

13-Feb-20

4 2 2

Distance

0.56km

42 Dingo Street Point Cook VIC 3030

Sold Price

\$577,000

Sold Date

30-Jan-20

4 2 2

Distance

0.6km

12 Gibson Avenue Point Cook VIC 3030

Sold Price

\$555,000

Sold Date

19-Feb-20

4 2 2

Distance

0.61km

26 Orpheus Street Point Cook VIC 3030

Sold Price

\$595,000

Sold Date

11-Feb-20

4 2 2

Distance

0.81km

10 Vanguard Crescent Point Cook VIC 3030

Sold Price

\$570,000

Sold Date

14-Jan-20

4 2 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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