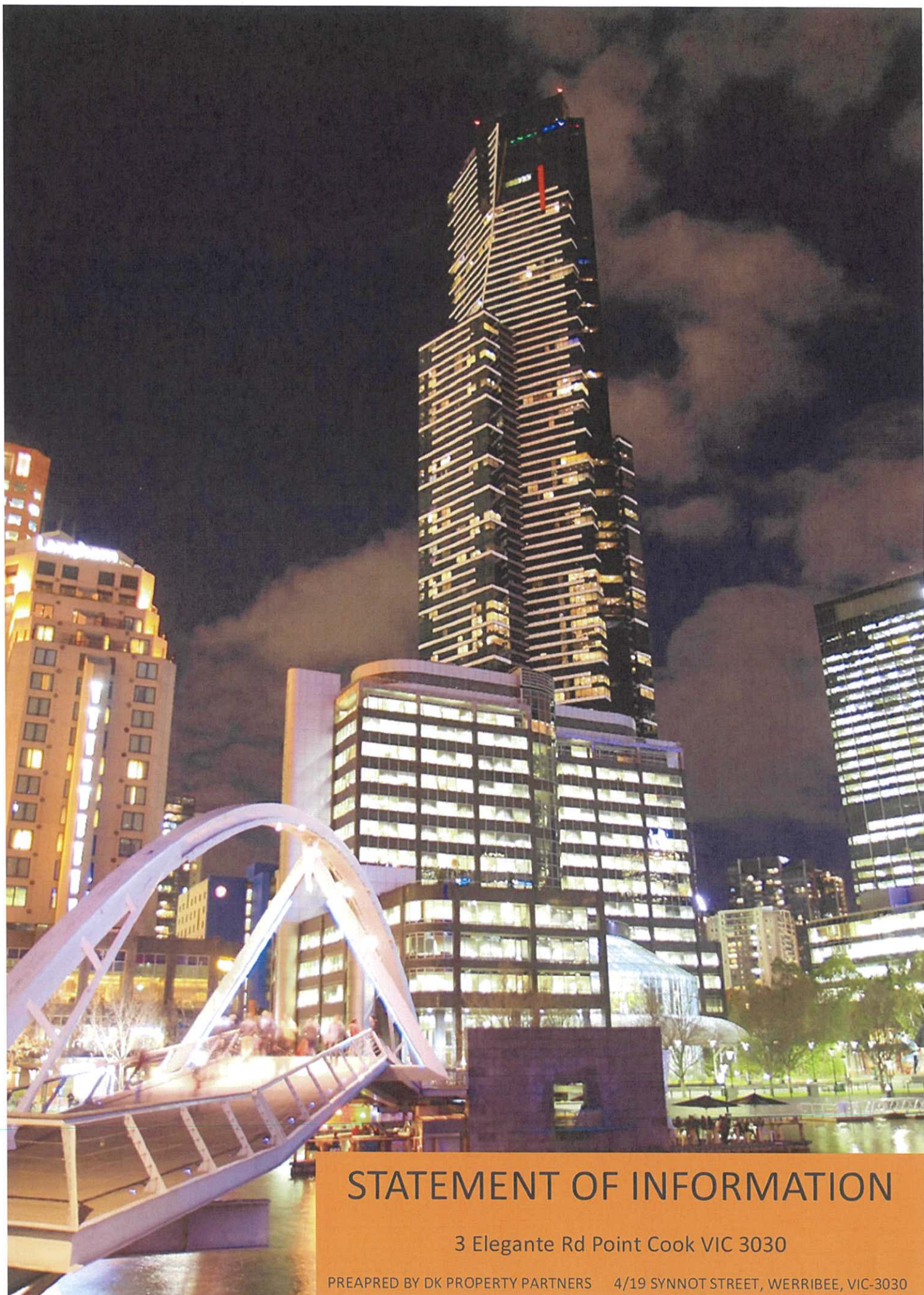




STATEMENT OF INFORMATION

3 Elegante Rd Point Cook VIC 3030

PREAPRED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030

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 Elegante 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2021

to

31 Dec 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

27 Tropic Circuit Point Cook VIC 3030	\$750,000	09-Sep-21
4 Mercure Way Point Cook VIC 3030	\$690,000	21-Oct-21
6 Rona Road Point Cook VIC 3030	\$720,000	14-Nov-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 January 2022

Dang Vo
P 0297268989
M 0413686137
E dang@dkpropertypartners.com



27 Tropic Circuit Point Cook VIC 3030

4 2 2

Sold Price

\$750,000

Sold Date

09-Sep-21

Distance

0.32km



4 Mercure Way Point Cook VIC 3030

4 2 2

Sold Price

\$690,000

Sold Date

21-Oct-21

Distance

0.4km



6 Rona Road Point Cook VIC 3030

4 2 2

Sold Price

^{RS} \$720,000

Sold Date

14-Nov-21

Distance

0.03km



29 Michael Place Point Cook VIC 3030

4 2 2

Sold Price

\$707,188

Sold Date

31-Oct-21

Distance

0.18km



301 Boardwalk Boulevard Point Cook VIC 3030

4 2 2

Sold Price

^{RS} \$780,000

Sold Date

12-Jan-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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