

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

1 Lucon Glen 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

\$790,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2018

to

31 Oct 2019

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 Ibiza Court Point Cook VIC 3030	\$837,000	04-Jul-19
8 Lakeside Drive Point Cook VIC 3030	\$830,000	11-Aug-19
29 Sandy Point Road Point Cook VIC 3030	\$865,000	23-May-19

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: 11 November 2019


4 Ibiza Court Point Cook VIC 3030

Sold Price

\$837,000

Sold Date

04-Jul-19
 4
  2
  3

Distance

0.49km

8 Lakeside Drive Point Cook VIC 3030

Sold Price

\$830,000

Sold Date

11-Aug-19
 4
  2
  2

Distance

0.98km

29 Sandy Point Road Point Cook VIC 3030

Sold Price

\$865,000

Sold Date

23-May-19
 4
  3
  2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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