

## 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

15 Broadbeach Circuit 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,500

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2018

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 5 Broadbeach Circuit Point Cook VIC 3030      | \$520,000 | 09-Jul-19 |
| 3 Augusta Walk Point Cook VIC 3030            | \$592,000 | 15-May-19 |
| 45 Lincolnheath Boulevard Point Cook VIC 3030 | \$555,000 | 22-Aug-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: 08 October 2019



**5 Broadbeach Circuit Point Cook VIC 3030**

 3  2  2

Sold Price **\$520,000** Sold Date **09-Jul-19**

Distance **0.04km**



**3 Augusta Walk Point Cook VIC 3030**

 3  2  2

Sold Price **\$592,000** Sold Date **15-May-19**

Distance **0.97km**



**45 Lincolnheath Boulevard Point Cook VIC 3030**

 3  2  2

Sold Price <sup>RS</sup> **\$555,000** <sup>UN</sup> Sold Date **22-Aug-19**

Distance **1.35km**

RS = Recent sale      UN = Undisclosed Sale

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