

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

25 Cabrini 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

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2020

to

31 May 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

11 Liverpool Street Point Cook VIC 3030	\$910,000	11-Mar-21
1 Ponsford Drive Point Cook VIC 3030	\$960,000	27-Mar-21
29 Cloudy Crescent Point Cook VIC 3030	\$910,000	11-May-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: 22 June 2021

	11 Liverpool Street Point Cook VIC 3030	Sold Price	\$910,000	Sold Date	11-Mar-21
	4 2 2			Distance	0.21km
	1 Ponsford Drive Point Cook VIC 3030	Sold Price	\$960,000	Sold Date	27-Mar-21
	4 2 2			Distance	1.12km
	29 Cloudy Crescent Point Cook VIC 3030	Sold Price	^{RS} \$910,000	Sold Date	11-May-21
	4 2 2			Distance	1.89km

RS = Recent sale

UN = Undisclosed Sale

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