## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

	Prope	ertv :	offered	for	sale
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Address Including suburb and postcode	3 Jean Street Point Cook VIC 3030							
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquoti	ng (*D	Delete single price	e or range a	as applicable)	
Single Price			or rang betwee		\$360,000	&	\$380,000	
Median sale price								
(*Delete house or unit as ap	plicable)							
Median Price	\$420,000	Prop	erty type		Land	Suburb	Point Cook	
Period-from	01 Jun 2019	to	31 May 2	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	
21 Jean Street Point Cook VIC 3030	\$400,000	04-Jan-20	
71 Astoria Drive Point Cook VIC 3030	\$385,000	14-Mar-20	
39 Flatbush Avenue Point Cook VIC 3030	\$419,000	24-Feb-20	

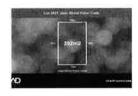
#### OR

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: 10 June 2020







21 Jean Street Point Cook VIC 3030 Sold Price

\$400,000 Sold Date 04-Jan-20

Distance

0.11km



71 Astoria Drive Point Cook VIC 3030

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Sold Price

\$385,000 Sold Date 14-Mar-20

Distance

0.68km

378m

39 Flatbush Avenue Point Cook VIC Sold Price 3030

\$419,000 Sold Date 24-Feb-20

Distance

0.99km

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**□** 6

RS = Recent sale

UN = Undisclosed Sale

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