

## 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

69 Grassbird Drive 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

\$635,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2020

to

28 Feb 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

8 Tackle Drive Point Cook VIC 3030	\$668,000	16-Nov-20
6 Saltmarsh Crescent Point Cook VIC 3030	\$635,000	24-Feb-21
5 Plume Place Point Cook VIC 3030	\$665,000	14-Jan-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: 26 March 2021



**8 Tackle Drive Point Cook VIC 3030** Sold Price **\$668,000** Sold Date **16-Nov-20**

 4  2  2

Distance **0.12km**



**6 Saltmarsh Crescent Point Cook VIC 3030** Sold Price <sup>RS</sup> **\$635,000** Sold Date **24-Feb-21**

 4  2  2

Distance **0.28km**



**5 Plume Place Point Cook VIC 3030** Sold Price **\$665,000** Sold Date **14-Jan-21**

 4  2  2

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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