

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

4 Pepperjack Way 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

\$590,000

or range
between

&

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

| | | |
|---|-----------|-----------|
| 23 Tusmore Road Point Cook VIC 3030 | \$585,000 | 17-Apr-19 |
| 5 Whalers Street Point Cook VIC 3030 | \$550,000 | 15-Jun-19 |
| 302 Saltwater Promenade Point Cook VIC 3030 | \$578,000 | 05-Sep-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: 02 October 2019



23 Tusmore Road Point Cook VIC 3030

4 2 2

Sold Price

\$585,000

Sold Date

17-Apr-19

Distance

0.14km



5 Whalers Street Point Cook VIC 3030

4 2 2

Sold Price

\$550,000

Sold Date

15-Jun-19

Distance

0.52km



302 Saltwater Promenade Point Cook VIC 3030

4 2 2

Sold Price

^{RS} **\$578,000**

Sold Date

05-Sep-19

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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