



## STATEMENT OF INFORMATION

12 EVERLY WAY, POINT COOK, VIC 3030

PREPARED BY JODI LICASTRO, P DI NATALE PTY LTD WERRIBEE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 EVERLY WAY, POINT COOK, VIC 3030**

4 2 2

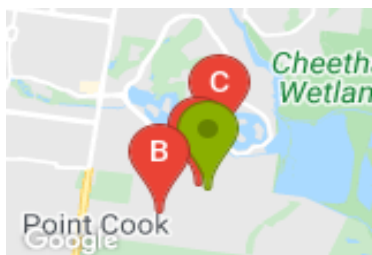
**Indicative Selling Price**

For the meaning of this price see consumer.vic.au/underquoting

**Price Range: \$565,000 to \$620,000**

Provided by: Jodi Licastro, P Di Natale Pty Ltd Werribee

## MEDIAN SALE PRICE



**POINT COOK, VIC, 3030**

Suburb Median Sale Price (House)

**\$666,250**

01 April 2020 to 31 March 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**141 HAZE DR, POINT COOK, VIC 3030**

4 2 2

**Sale Price**

**\*\$630,000**

Sale Date: 24/02/2021

Distance from Property: 149m



**6 WIRRAWAY ST, POINT COOK, VIC 3030**

4 2 2

**Sale Price**

**\*\$620,000**

Sale Date: 22/02/2021

Distance from Property: 715m



**188 SANCTUARY LAKES SOUTH BVD, POINT**

4 2 2

**Sale Price**

**\$608,000**

Sale Date: 19/02/2021

Distance from Property: 692m



This report has been compiled on 03/04/2021 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

12 EVERLY WAY, 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)

Price Range: \$565,000 to \$620,000

### Median sale price

Median price

\$666,250

Property type

House

Suburb

POINT COOK

Period

01 April 2020 to 31 March 2021

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

141 HAZE DR, POINT COOK, VIC 3030	*\$630,000	24/02/2021
6 WIRRAWAY ST, POINT COOK, VIC 3030	*\$620,000	22/02/2021
188 SANCTUARY LAKES SOUTH BVD, POINT COOK, VIC 3030	\$608,000	19/02/2021

This Statement of Information was prepared

03/04/2021