

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

Property offered for sale

Address
Including suburb and
postcode

19 SQUADRON ROAD, POINT COOK, VIC 3030

Indicative selling price

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

Price Range: \$680,000 to \$740,000

Median sale price

Median price

\$749,990

Property type

House

Suburb

POINT COOK

Period

01 April 2023 to 30 September 2023

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

4 SQUADRON RD, POINT COOK, VIC 3030	\$740,500	23/07/2023
18 SEEDGRASS ST, POINT COOK, VIC 3030	*\$685,000	26/08/2023
22 DESIGN DR, POINT COOK, VIC 3030	\$720,000	26/07/2023

This Statement of Information was prepared on:

11/10/2023