

## 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

9 Sandlemwood Lane 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

\$960,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Point Cook

Period-from

01 Dec 2020

to

30 Nov 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

|   |             |           |
|---|-------------|-----------|
| 14 Tournament Drive Point Cook VIC 3030 | \$1,005,000 | 11-Oct-21 |
| 20 Finchley Road Point Cook VIC 3030    | \$1,015,000 | 27-Oct-21 |
| 10 Scenic Drive Point Cook VIC 3030     | \$980,000   | 02-Sep-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: 15 December 2021



**14 Tournament Drive Point Cook VIC 3030**

3 3 2

Sold Price

**\$1,005,000**

Sold Date

**11-Oct-21**

Distance

**0.34km**



**20 Finchley Road Point Cook VIC 3030**

5 2 2

Sold Price

<sup>RS</sup> **\$1,015,000**

Sold Date

**27-Oct-21**

Distance

**0.53km**



**10 Scenic Drive Point Cook VIC 3030**

3 2 2

Sold Price

**\$980,000**

Sold Date

**02-Sep-21**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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