



## 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

8 Warunda Parade, Point Cook, 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$590,000.00

&

\$620,000.00

### Median sale price

Median price

\$649,250.00

Property type

House

Suburb

POINT COOK

Period - From

Jul 2019

to

Jun 2020

Source

Corelogic

### 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
44 Spectacle Crescent Point Cook VIC 3030	\$555,000.00	6/05/2020
31 Seafarer Way Point Cook VIC 3030	\$575,000.00	6/02/2020
26 Orpheus Street Point Cook VIC 3030	\$595,000.00	11/02/2020

This Statement of Information was prepared on:

Tuesday 21st July 2020