

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

51 Broadbeach Circuit 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)

Range of between

\$550,000

&

\$600,000

#### Median sale price

Median unit price

\$650,000

Suburb

Point Cook VIC 3030

Period - From

June 2020

to

July 2020

Source

RP Data

#### 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 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
27 Durlston Street Point Cook VIC 3030	\$600,000	17/05/2020
3 Grindall Way Point Cook VIC 3030	\$588,000	20/10/2020
5 Dingo Street Point Cook VIC 3030	\$550,000	12/09/2020

~~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 six months.~~