

# 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

44 Carnegie Road 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb   
Period-from  to  Source

### 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
5 Mulloway Drive Point Cook VIC 3030	\$450,000	05-Aug-18
20 Liberator Drive Point Cook VIC 3030	\$381,500	17-Oct-18
244 Haze Drive Point Cook VIC 3030	\$440,000	31-Aug-18

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: 04 September 2019

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**5 Malloway Drive Point Cook VIC 3030**

Sold Price **\$450,000** Sold Date **05-Aug-18**

- - -

Distance **0.21km**

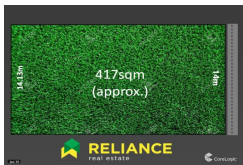


**20 Liberator Drive Point Cook VIC 3030**

Sold Price **\$381,500** Sold Date **17-Oct-18**

4 2 2

Distance **0.55km**

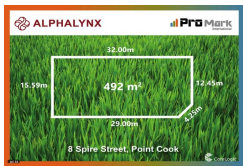


**244 Haze Drive Point Cook VIC 3030**

Sold Price **\$440,000** Sold Date **31-Aug-18**

4 2 2

Distance **0.61km**



**8 Spire Street Point Cook VIC 3030**

Sold Price **\$430,000** Sold Date **29-Jul-18**

4 3 2

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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