

STATEMENT OF INFORMATION

57 BLISS STREET, POINT COOK, VIC 3030

PREPARED BY VICHOMES REAL ESTATE, 2 WEMBLEY AVENUE YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 BLISS STREET, POINT COOK, VIC 3030  4  2  2

Indicative Selling Price

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

Price Range: **\$630,000 to \$700,000**

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

\$592,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



34 WHITECAPS AVE, POINT COOK, VIC  4  2  2

Sale Price

***\$705,000**

Sale Date: 31/10/2017

Distance from Property: 430m



10 WHITECAPS AVE, POINT COOK, VIC  4  2  2

Sale Price

***\$700,000**

Sale Date: 21/09/2017

Distance from Property: 278m



12 SHIELD RD, POINT COOK, VIC 3030  4  2  2

Sale Price

****\$637,000**

Sale Date: 04/09/2017

Distance from Property: 233m



This report has been compiled on 22/11/2017 by VicHomes Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

57 BLISS STREET, POINT COOK, VIC 3030

Indicative selling price

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Price Range: \$630,000 to \$700,000

Median sale price

Median price \$592,000

House

Unit

Suburb

POINT COOK

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
34 WHITECAPS AVE, POINT COOK, VIC 3030	*\$705,000	31/10/2017
10 WHITECAPS AVE, POINT COOK, VIC 3030	*\$700,000	21/09/2017
12 SHIELD RD, POINT COOK, VIC 3030	**\$637,000	04/09/2017