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<br>Including suburb and postcode | 9 SEACOAST STREET POINT COOK VIC 3030 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $635,000 | & | $675,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $769,000 | Property type | House | Suburb | Point Cook |
| Period-from | 01 Jul 2022 | to | 30 Jun 2023 | 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 |
|---|---|---|
| 66 WAVES DRIVE POINT COOK VIC 3030 | $675,000 | 11-Feb-23 |
| 19 FORUM WAY POINT COOK VIC 3030 | $680,000 | 29-Mar-23 |
| 26 HUTCHENCE DRIVE POINT COOK VIC 3030 | $670,000 | 22-Apr-23 |

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: 24 July 2023

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**66 WAVES DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price **$675,000** Sold Date **11-Feb-23**

Distance **0.07km**



**19 FORUM WAY POINT COOK VIC 3030**

4 2 2

Sold Price **$680,000** Sold Date **29-Mar-23**

Distance **0.27km**



**26 HUTCHENCE DRIVE POINT COOK VIC 3030**

4 2 2

Sold Price **$670,000** Sold Date **22-Apr-23**

Distance **0.47km**

**RS** = Recent sale **UN** = Undisclosed Sale

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