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 HANOVER 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	$990,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$763,250	Property type	House	Suburb	Point Cook
Period-from	01 Jul 2023	to	30 Jun 2024	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.~~

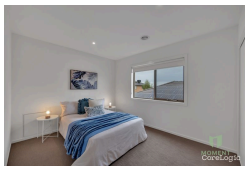
Address of comparable property	Price	Date of sale
37 REGAL ROAD POINT COOK VIC 3030	$1,052,500	30-Nov-23

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: 04 July 2024

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37 REGAL ROAD POINT COOK VIC 3030 Sold Price **$1,052,500** Sold Date **30-Nov-23**

4 2 2 Distance **1.76km**

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

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