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	7 MAHOGANY DRIVE 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	$895,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	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
15 DAISY DRIVE POINT COOK VIC 3030	$980,000	15-Mar-24
12 DAISY DRIVE POINT COOK VIC 3030	$910,000	25-Jan-24

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: 30 July 2024

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15 DAISY DRIVE POINT COOK VIC 3030

4 2 2

Sold Price **$980,000** Sold Date **15-Mar-24**

Distance **0.09km**

12 DAISY DRIVE POINT COOK VIC 3030

3 2 2

Sold Price **$910,000** Sold Date **25-Jan-24**

Distance **0.14km**

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

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