## Statement of Information

consumer.vic.gov.au

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	ale											
Address Including suburb and postcode	17 SEYCHELLES STREET POINT COOK VIC 3030											
I							*					
Indicative selling price For the meaning of this pr		c aov a	/undergueting	/*Doloto c	inalo prio	o or range	aa annliaahla)					
r or the meaning of this pr	ice see consumer.vii	s.gov.at		Delete S	ingle prici	or range	as applicable)					
Single Price	Single Price		or range between		\$1,020,000		\$1,050,000					
Median sale price												
(*Delete house or unit as a	applicable)											
Median Price	\$768,000	Prop	erty type	House	9	Suburb	Point Cook					
Period-from	01 Dec 2023	to	30 Nov 2024	4 Source		Corelogic						
Comparable property  A* These are the three estate agent or age  Address of comparable	e properties sold with ent's representative o	nin two l	kilometres of th	<del>property</del>	for sale i to the pr	n the last ( operty for s	6 months that the sale.  Date of sale					
						į.						
OR												
	r agent's representat metres of the proper				er than th	ree compa	rable properties were					
			This State	ement of In	formation v	was prepare	d on: 11 December 2024					

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	le										
Address Including suburb and postcode	Including suburb and 17 SEYCHELLES STREET POINT COOK VIC 3030										
	I										
Indicative selling price											
For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquoting (	*Delete single	price or r	ange a	s applicable)				
Single Price	1 1		or range between	\$1,020,00	0	&	\$1,050,000				
ledian sale price											
*Delete house or unit as ap	plicable)										
Median Price	\$768,000	Property type H		House	House Su		Point Cook				
Period-from	01 Dec 2023	to	30 Nov 2024	024 Source		Corelogic					
Comparable property s  A* These are the three estate agent or agen  Address of comparable pr	properties sold with t's representative o	nin two l	kilometres of the	property for s mparable to th		y for sa					
Address of comparable pr	operty			F	rice		Date of Sale				
					,21						
DR											
The estate agent or a sold within two kilome	agent's representat etres of the proper	ive reas y for sa	sonably believes lle in the last 6 n	that fewer tha	n three c	ompara	able properties were				
			This State	ment of Informa	tion was p	repared	on: 11 December 2024				

CONSUMER AFFAIRS VICTORIA