

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

1/24 AVIEMORE WAY 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

\$389,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/91 SHANE AVENUE SEABROOK VIC 3028	\$505,000	09-Sep-21
2B YOLANTA COURT SEABROOK VIC 3028	\$560,000	02-Aug-22
1/22 MARK COURT SEABROOK VIC 3028	\$540,000	02-Mar-22

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: 18 November 2022



**2/91 SHANE AVENUE SEABROOK
VIC 3028**

Sold Price

\$505,000

Sold Date

09-Sep-21



3



1



1

Distance

0.59km



**2B YOLANTA COURT SEABROOK
VIC 3028**

Sold Price

\$560,000

Sold Date

02-Aug-22



3



1



1

Distance

0.61km



**1/22 MARK COURT SEABROOK VIC
3028**

Sold Price

\$540,000

Sold Date

02-Mar-22



3



1



1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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