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

14 SELLECK DRIVE POINT COOK VIC 3030

Indicative selling price

Period-from

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

Single Price		or range	5 5770000	&	\$760,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$760,000	Property type	House	Suburb	Point Cook				

30 Sep 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale	
16 SELLECK DRIVE POINT COOK VIC 3030	\$735,000	27-Aug-24	
33 TRISTANIA DRIVE POINT COOK VIC 3030	\$730,000	30-Aug-24	
9 TRIGG WAY POINT COOK VIC 3030	\$750,000	22-Aug-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: 07 October 2024



Corelogic

consumer.vic.gov.au



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 16 SELLECK DRIVE POINT COOK
 Sold Price
 Sold Date 27-Aug-24

 VIC 3030
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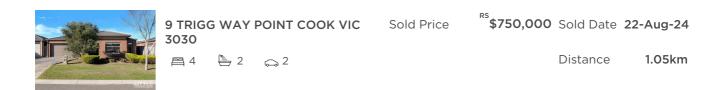
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 4
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 0.03km



33 TRISTANIA DRIVE POINT COOK VIC 3030	Sold Price	\$730,000	Sold Date 3	0-Aug-24
🖴 4 👆 2 🞧 2			Distance	1.49km



RS = Recent sale UN = Undisclosed Sale

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