

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 POTTERY AVENUE 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Point Cook

Period-from

01 Jun 2021

to

31 May 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

10 WELLS ROAD POINT COOK VIC 3030	\$618,000	02-May-22
21 MARTABAN CRESCENT POINT COOK VIC 3030	\$621,000	22-Apr-22
17 ARCHIBALD CHASE POINT COOK VIC 3030	\$620,151	18-May-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: 16 June 2022



10 WELLS ROAD POINT COOK VIC 3030

Sold Price

RS

\$618,000

Sold Date

02-May-22

3

2

2

Distance

0.07km



21 MARTABAN CRESCENT POINT COOK VIC 3030

Sold Price

RS

\$621,000

Sold Date

22-Apr-22

3

2

2

Distance

1.11km



17 ARCHIBALD CHASE POINT COOK VIC 3030

Sold Price

RS

\$620,151

Sold Date

18-May-22

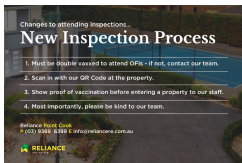
3

2

2

Distance

1.86km



13 TATHRA GROVE POINT COOK VIC 3030

Sold Price

\$575,000

Sold Date

16-Dec-21

3

2

1

Distance

-



10 BISCAY STREET POINT COOK VIC 3030

Sold Price

\$600,000

Sold Date

15-Feb-22

3

2

1

Distance

-



26 POTTERY AVENUE POINT COOK VIC 3030

Sold Price

\$580,000

Sold Date

12-Feb-22

3

2

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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6 FARMERS WAY POINT COOK VIC 3030

Sold Price

\$619,000 Sold Date **25-Jan-22**

 3  2  1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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