

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

6 SAVERY COURT 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2022

to

30 Apr 2023

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 ST LAURENT BOULEVARD POINT COOK VIC 3030	\$970,000	23-Mar-23
7 DARGY AMBLE POINT COOK VIC 3030	\$900,000	30-Mar-23
30 FUCHSIA CRESCENT POINT COOK VIC 3030	\$992,000	15-Mar-23

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: 03 May 2023



2 ST LAURENT BOULEVARD POINT COOK VIC 3030 Sold Price ^{RS} **\$970,000** Sold Date **23-Mar-23**

 4  2  2

Distance **0.47km**



7 DARGY AMBLE POINT COOK VIC 3030 Sold Price **\$900,000** Sold Date **30-Mar-23**

 4  2  2

Distance **1.15km**



30 FUCHSIA CRESCENT POINT COOK VIC 3030 Sold Price **\$992,000** Sold Date **15-Mar-23**

 4  2  2

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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