

## 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

7 Horatio Street Point Cook VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2021

to

31 Dec 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3 Keel Street Point Cook VIC 3030         | \$750,000 | 26-Oct-21 |
| 19 Fremantle Close Point Cook VIC 3030    | \$712,000 | 11-Aug-21 |
| 31 Heatherbell Avenue Point Cook VIC 3030 | \$736,000 | 29-Dec-21 |

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.~~

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**3 Keel Street Point Cook VIC 3030** Sold Price **\$750,000** Sold Date **26-Oct-21**

4 2 2

Distance **2.19km**



**19 Fremantle Close Point Cook VIC 3030** Sold Price **\$712,000** Sold Date **11-Aug-21**

4 2 2

Distance **1.4km**



**31 Heatherbell Avenue Point Cook VIC 3030** Sold Price <sup>RS</sup> **\$736,000** Sold Date **29-Dec-21**

4 2 2

Distance **1.54km**



**12 Tackle Drive Point Cook VIC 3030** Sold Price <sup>RS</sup> **\$745,000** Sold Date **19-Nov-21**

4 2 2

Distance **1.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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