

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

3 BAY 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2022

to

31 Aug 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

6 BAY WAY POINT COOK VIC 3030	\$630,000	15-Aug-23
10 ALDINGA AVENUE POINT COOK VIC 3030	\$650,000	11-Apr-23
3 BAYRISE ROAD POINT COOK VIC 3030	\$660,000	16-Sep-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: 22 September 2023



6 BAY WAY POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$630,000** Sold Date **15-Aug-23**

Distance **0.05km**



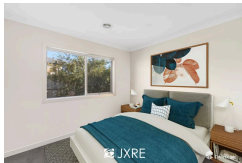
10 ALDINGA AVENUE POINT COOK VIC 3030

4 2 2

Sold Price

\$650,000 Sold Date **11-Apr-23**

Distance **0.58km**



3 BAYRISE ROAD POINT COOK VIC 3030

4 2 2

Sold Price

^{RS} **\$660,000** Sold Date **16-Sep-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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