

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

9 YACHT ROAD 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 2024

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

27 JANSAR STREET POINT COOK VIC 3030	\$805,000	24-Jul-24
27 CASINO PARADE POINT COOK VIC 3030	\$782,000	16-Mar-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: 26 August 2024



**27 JANSAR STREET POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$805,000**

Sold Date

24-Jul-24

Distance

0.34km



**27 CASINO PARADE POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$782,000

Sold Date

16-Mar-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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