

# 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 Trigg Way, 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)

Range between \$675,000

&

\$725,000

### Median sale price

Median price \$765,000

Property Type House

Suburb Point Cook

Period - From 19/06/2022

to

18/06/2023

Source REIV

### 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 six 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
1	52 Stoneyfell Rd POINT COOK 3030	\$720,000	13/06/2023
2	8 Ethan Rd POINT COOK 3030	\$700,000	27/05/2023
3	278 Saltwater Pm POINT COOK 3030	\$700,000	05/06/2023

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 six months.~~

This Statement of Information was prepared on:

19/06/2023 13:39



**Property Type:** Land  
**Land Size:** 475 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$675,000 - \$725,000  
**Median House Price**  
 19/06/2022 - 18/06/2023: \$765,000

## Comparable Properties



**52 Stoneyfell Rd POINT COOK 3030 (REI)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** House  
**Land Size:** 448 sqm approx



**8 Ethan Rd POINT COOK 3030 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**278 Saltwater Pkwy POINT COOK 3030 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 05/06/2023  
**Property Type:** House

**Account - Gem Realty**