# 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 Heysen Mews 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	\$585,000	&	\$620,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price \$645,000 Property type House

ledian Price	\$645,000	Prope	erty type	Ho	ouse	Suburb	Point Cook	
Period-from	01 Sep 2019	to	31 Aug 2	2020	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		
30 Regal Road Point Cook VIC 3030	\$587,500	31-Jul-20		
9 Oceana Street Point Cook VIC 3030	\$590,000	28-Jul-20		
27 Wylie Way Point Cook VIC 3030	\$620,000	10-Jul-20		

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: 14 September 2020



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Jazz Singh

M 0435468689

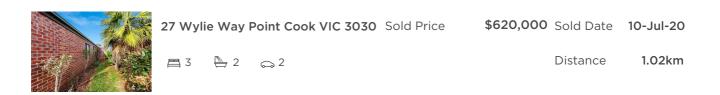
E Jazz@jazzrealestate.com.au



30 Regal Road Point Cook VIC 3030	Sold Price	<b>\$587,500</b> Sold Date	31-Jul-20
🚍 3 🕒 2 🞧 2		Distance	1.3km



9 Oceana Street Point Cook VIC 3030		Sold Price	\$590,000	\$590,000 Sold Date		
昌 3	2	<u></u>		I	Distance	2km



#### RS = Recent sale UN = Undisclosed Sale

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