### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Faro Street, Point Cook Vic 3030

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot  | ting |        |            |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|------------|
| Range betwee    | \$1,000,000       |      | &            |       | \$1,100,000 |      |        |            |
| Median sale p   | rice              |      |              |       |             |      |        |            |
| Median price    | \$760,000         | Pro  | operty Type  | Hou   | se          |      | Suburb | Point Cook |
| Period - From   | 01/10/2024        | to   | 31/12/2024   |       | So          | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 41 Pilatus Cr POINT COOK 3030 | \$1,115,000 | 12/09/2024   |
| 2   |                               |             |              |
| 3   |                               |             |              |

#### OR

**B**<sup>\*</sup> 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.

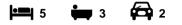
This Statement of Information was prepared on:

17/01/2025 16:38



# Harcourts





Property Type: Land Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2024: \$760,000

## **Comparable Properties**



41 Pilatus Cr POINT COOK 3030 (REI/VG) Agent Comments 5 4 2 Price: \$1,115,000 Method: Private Sale Date: 12/09/2024 Property Type: House Land Size: 392 sqm approx

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.

#### Account - Harcourts Vermont South | P: 03 98861008



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