

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

4 ORPHEUS STREET 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2022

to

31 Dec 2022

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

18 ORPHEUS STREET POINT COOK VIC 3030	\$877,500	03-Nov-22
1 BRINDABELLA CHASE POINT COOK VIC 3030	\$870,000	21-Oct-22

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: 13 January 2023



18 ORPHEUS STREET POINT COOK VIC 3030 Sold Price **\$877,500** Sold Date **03-Nov-22**

 4  2  2

Distance **0.1km**



1 BRINDABELLA CHASE POINT COOK VIC 3030 Sold Price ^{RS} **\$870,000** Sold Date **21-Oct-22**

 4  2  2

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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