

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

7 JOYCE 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2022

to

30 Apr 2023

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

3 LUCILLE ROAD POINT COOK VIC 3030	\$682,000	18-Feb-23
33 LISPENARD CIRCUIT POINT COOK VIC 3030	\$725,000	22-Feb-23

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: 05 May 2023

Archi Altun
P 03 9526 8103
M 0424 786 708
E archi@advantagepropertygroup.com.au



3 LUCILLE ROAD POINT COOK VIC 3030 Sold Price **\$682,000** Sold Date **18-Feb-23**

 4  2  2

Distance **0.47km**



33 LISPENARD CIRCUIT POINT COOK VIC 3030 Sold Price ^{RS} **\$725,000** Sold Date **22-Feb-23**

 4  2  2

Distance **0.39km**

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

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