

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

83 Mulloway Drive, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$680,000

Median sale price

Median price \$750,000 Property Type House Suburb Point Cook

Period - From 01/04/2023 to 30/06/2023 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	55 Tanami St POINT COOK 3030	\$695,000	26/05/2023
2	109 Carrick St POINT COOK 3030	\$680,000	08/05/2023
3	14 Casino Pde POINT COOK 3030	\$657,000	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:

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Indicative Selling Price

\$660,000 - \$680,000

Median House Price

June quarter 2023: \$750,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



55 Tanami St POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$695,000

Method: Private Sale

Date: 26/05/2023

Property Type: House

Land Size: 325 sqm approx



109 Carrick St POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$680,000

Method: Private Sale

Date: 08/05/2023

Property Type: House

Land Size: 354 sqm approx



14 Casino Pde POINT COOK 3030 (REI/VG)

Agent Comments

 4  2  2

Price: \$657,000

Method: Private Sale

Date: 05/06/2023

Property Type: House

Land Size: 400 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088