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

18 YARAMBA BOULEVARD 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 \$789,000 & \$849,0	ngle Price	ingle Price			\$789,000	&	\$849,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$768,000	Prop	erty type	type House		Suburb	Point Cook
Period-from	01 Dec 2023	to	30 Nov 2	2024	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
14 WEST CORNHILL WAY POINT COOK VIC 3030	\$850,000	20-Oct-24
18 TARANGO DRIVE POINT COOK VIC 3030	\$820,000	29-Oct-24
25 RIVULET DRIVE POINT COOK VIC 3030	\$800,000	01-Nov-24

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: 20 December 2024





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14 WEST CORNHILL WAY POINT COOK VIC 3030

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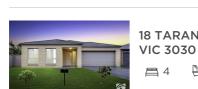
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Sold Price

RS \$850,000 Sold Date 20-Oct-24

Distance

0.31km



18 TARANGO DRIVE POINT COOK Sold Price

е

\$820,000 Sold Date 29-Oct-24

Distance

0.36km



25 RIVULET DRIVE POINT COOK

Sold Price

*\$\$800,000 Sold Date 01-Nov-24

Distance

0.48km

VIC 3030

△ 4 **△** 2 **△** 2

RS = Recent sale

UN = Undisclosed Sale

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