

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 Pottery Avenue Point Cook, 3030
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Indicative selling price

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

Single price	\$660,000
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Median sale price

Median price	\$770,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	21-Jun-2022	to	20-May-2023	Source	Corelogic

Comparable property sales

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	102 Grassbird Drive Point Cook	\$655,000	29-Apr-2023
2	4 Tobago Avenue Point Cook	\$655,000	21-Mar-2023
3	16 Gardener Drive Point Cook	\$655,000	23-Feb-2023

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