

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

8 ADRIATIC WAY 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|---------------------------------------|-----------|-----------|
| 10 VERDURE STREET POINT COOK VIC 3030 | \$885,000 | 03-Dec-23 |
| 15 MERCURE WAY POINT COOK VIC 3030 | \$880,000 | 19-Sep-23 |
| 29 VIOLA AVENUE POINT COOK VIC 3030 | \$880,000 | 24-Jul-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: 08 March 2024



**10 VERDURE STREET POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$885,000

Sold Date **03-Dec-23**

Distance **0.27km**



**15 MERCURE WAY POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$880,000

Sold Date **19-Sep-23**

Distance **0.35km**



**29 VIOLA AVENUE POINT COOK
VIC 3030**

 -  2  2

Sold Price

Sold Date **24-Jul-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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