

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8 Yellowbox Drive Point Cook, 3030
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,180,000 & \$1,200,000
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### Median sale price

Median price	\$760,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	09-Mar-2023	to	08-Mar-2024	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	12 MAGNETIC AVENUE POINT COOK 544m2	\$1,170,000	07-Oct-2023
2	22 Applebox Circuit Point Cook 576m2	\$1,165,000	22-Sep-2023
3	27 MALIBU BOULEVARD POINT COOK 578m2	\$1,180,000	14-Oct-2023

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