

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	13 Duchess Court Point Cook, 3030
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Indicative selling price

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

Range between	\$970,000 & \$990,000
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Median sale price

Median price	\$801,000	Property Type	HOUSE	Suburb	POINT COOK
Period - From	28-Sep-2022	to	27-Sep-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	125 Malibu Boulevard, Point Cook 544m2	\$955,000	24-Jun-2023
2	6 SAVERY COURT POINT COOK 639m2	\$985,000	10-May-2023
3	2 APPLEBOX CIRCUIT POINT COOK	\$938,000	11-May-2023

This statement of information was prepared on 16-Oct-2023 at 4:40:03 PM EST