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

3 Aris Link, Point Cook Vic 3030

Indicative selling price

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

Range between $669,000 & $690,000

Median sale price

Median price $760,000	Property Type House	Suburb Point Cook
Period - From 01/01/2023 to 31/12/2023		Source REIV

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 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	2 Tramway St POINT COOK 3030	$690,000	27/09/2023
2	28 Calvert Pl POINT COOK 3030	$685,000	06/12/2023
3	58 Solitude Cr POINT COOK 3030	$680,000	19/01/2024

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 six months.~~

This Statement of Information was prepared on: 22/01/2024 11:03

CONSUMER AFFAIRS VICTORIA

3 Aris Link, Point Cook Vic 3030

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Property Type: Land

Agent Comments

Indicative Selling Price
$669,000 - $690,000
Median House Price
Year ending December 2023: $760,000

Comparable Properties

2 Tramway St POINT COOK 3030 (REI/VG)

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Price: $690,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 400 sqm approx

Agent Comments

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28 Calvert Pl POINT COOK 3030 (REI/VG)

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Price: $685,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 391 sqm approx

Agent Comments

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58 Solitude Cr POINT COOK 3030 (REI)

🛏 4   🛁 2   🚗 2

Price: $680,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 350 sqm approx

Agent Comments

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952