

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

12 Hidcote Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$745,000 & \$790,000

Median sale price

Median price \$541,000

Property Type Unit

Suburb Point Cook

Period - From 01/04/2024

to 30/06/2024

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	9 Rialto St POINT COOK 3030	\$740,000	04/09/2024
2	9 Trigg Way POINT COOK 3030	\$750,000	12/08/2024
3	10 Firefly Rd POINT COOK 3030	\$750,000	23/05/2024

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:

19/09/2024 13:56



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4 2 2

Property Type: House
Land Size: 473 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$790,000
Median Unit Price
June quarter 2024: \$541,000

Comparable Properties



9 Rialto St POINT COOK 3030 (REI)

Agent Comments

4 2 4

Price: \$740,000
Method: Private Sale
Date: 04/09/2024
Property Type: House
Land Size: 448 sqm approx



9 Trigg Way POINT COOK 3030 (REI)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 12/08/2024
Property Type: House (Res)
Land Size: 518 sqm approx



10 Firefly Rd POINT COOK 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 420 sqm approx