

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 | 6 Hutchence Drive Point Cook, 3030 |
|---|------------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$710,000 & \$730,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|------------|
| Median price | \$778,500 | Property Type | HOUSE | Suburb | POINT COOK |
| Period - From | 01-Feb-2023 | to | 31-Jan-2024 | Source | REA |

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 | 6 Dingo Street Point Cook VIC 3030, Land 365m2 | \$703,000 | 08-Jan-2024 |
| 2 | 83 Malloway Drive Point Cook VIC 3030, Land 282m2 | \$680,000 | 03-Oct-2023 |
| 3 | 51 Baycrest Drive Point Cook VIC 3030, Land 400m2 | \$749,900 | 29-Nov-2023 |

This statement of information was prepared on 02-May-2024 at 8:27:50 PM EST