

## 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

249 HAZE DRIVE POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

9 YACHT ROAD POINT COOK VIC 3030	\$762,000	07-Oct-24
13 WAVES DRIVE POINT COOK VIC 3030	\$720,000	03-Oct-24
2 ETHAN ROAD POINT COOK VIC 3030	\$690,000	24-Sep-24

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 6 months.~~

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**9 YACHT ROAD POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$762,000**

Sold Date **07-Oct-24**

 4  2  2

Distance **1.77km**



**13 WAVES DRIVE POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **03-Oct-24**

 4  2  2

Distance **1.61km**



**2 ETHAN ROAD POINT COOK VIC 3030**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **24-Sep-24**

 4  2  2

Distance **1.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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