

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

8 SILVERBAY AVENUE POINT COOK VIC 3030

Indicative selling price

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

Single Price

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Nov 2023

to

31 Oct 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
27 JANSAR STREET POINT COOK VIC 3030	\$805,000	15-Jul-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.

This Statement of Information was prepared on: 25 November 2024



9 YACHT ROAD POINT COOK VIC 3030

 5  2  2

Sold Price

^{RS} **\$762,000**

Sold Date **07-Oct-24**

Distance **0.29km**



27 JANSAR STREET POINT COOK VIC 3030

 4  2  2

Sold Price

\$805,000

Sold Date **15-Jul-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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