

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 AESOP STREET 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Point Cook

Period-from

01 May 2022

to

30 Apr 2023

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

8 JOYCE STREET POINT COOK VIC 3030	\$570,000	09-Feb-23
4 CROTONA WAY POINT COOK VIC 3030	\$599,000	02-May-23
7 BOWLING AVENUE POINT COOK VIC 3030	\$580,000	18-Nov-22

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: 16 May 2023



8 JOYCE STREET POINT COOK VIC 3030 Sold Price **\$570,000** Sold Date **09-Feb-23**

3 2 1

Distance **0.64km**



4 CROTONA WAY POINT COOK VIC 3030 Sold Price ^{RS} **\$599,000** Sold Date **02-May-23**

3 2 1

Distance **1.11km**



7 BOWLING AVENUE POINT COOK VIC 3030 Sold Price **\$580,000** Sold Date **18-Nov-22**

3 2 1

Distance **0.49km**

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

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