

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

26 Halycon Street, Point Cook Vic 3030

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$765,000

Property Type

House

Suburb

Point Cook

Period - From

01/07/2022

to

30/06/2023

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	26 Grassbird Dr POINT COOK 3030	\$758,000	15/07/2023
2	28 Solitude Cr POINT COOK 3030	\$740,000	28/04/2023
3	6 Knight Av POINT COOK 3030	\$720,551	25/01/2023

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:

17/07/2023 16:13



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Property Type: House (Res)
Land Size: 426 sqm approx
Agent Comments

Indicative Selling Price
\$775,000

Median House Price
Year ending June 2023: \$765,000

Comparable Properties



26 Grassbird Dr POINT COOK 3030 (REI)

Agent Comments

4 2 2

Price: \$758,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House

28 Solitude Cr POINT COOK 3030 (VG)

Agent Comments

4 - -

Price: \$740,000
Method: Sale
Date: 28/04/2023
Property Type: House (Res)
Land Size: 509 sqm approx



6 Knight Av POINT COOK 3030 (REI/VG)

Agent Comments

4 2 2

Price: \$720,551
Method: Private Sale
Date: 25/01/2023
Property Type: House
Land Size: 407 sqm approx