

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

6 NORTH SHORE DRIVE 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

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2022

to

31 Jan 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

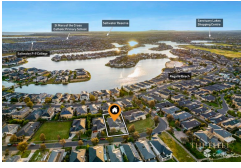
Date of sale

4 COASTAL PROMENADE POINT COOK VIC 3030	\$1,463,000	24-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 February 2023

**4 COASTAL PROMENADE POINT
COOK VIC 3030** 5  3  2

Sold Price

\$1,463,000

Sold Date

24-Nov-22

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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