

## 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

9 PICCOLO WAY POINT COOK VIC 3030

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2023

to

31 Aug 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 TRIGG WAY POINT COOK VIC 3030	\$750,000	22-Aug-24
16 SELLECK DRIVE POINT COOK VIC 3030	\$735,000	27-Aug-24
125 HAZE DRIVE POINT COOK VIC 3030	\$720,000	25-Jun-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: 09 September 2024



## 9 TRIGG WAY POINT COOK VIC 3030

4 2 2

Sold Price

<sup>RS</sup> \$750,000

Sold Date 22-Aug-24

Distance 0.09km



## 16 SELLECK DRIVE POINT COOK VIC 3030

4 2 2

Sold Price

<sup>RS</sup> \$735,000 <sup>UN</sup>

Sold Date 27-Aug-24

Distance 0.96km



## 125 HAZE DRIVE POINT COOK VIC 3030

4 2 -

Sold Price

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

Sold Date 25-Jun-24

Distance 0.83km

RS = Recent sale

UN = Undisclosed Sale

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