

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Hutchence Drive Point Cook, 3030
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Indicative selling price

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

Range between	\$710,000 & \$730,000
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Median sale price

Median price	\$778,500	Property Type	HOUSE	Suburb	POINT COOK
Period - From	01-Feb-2023	to	31-Jan-2024	Source	REA

Comparable property sales

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	6 Dingo Street Point Cook VIC 3030, Land 365m2	\$703,000	08-Jan-2024
2	83 Malloway Drive Point Cook VIC 3030, Land 282m2	\$680,000	03-Oct-2023
3	51 Baycrest Drive Point Cook VIC 3030, Land 400m2	\$749,900	29-Nov-2023

This statement of information was prepared on 02-May-2024 at 8:27:50 PM EST