

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

12 Hidcote Road, Point Cook Vic 3030

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$765,000 Property Type House Suburb Point Cook

Period - From 01/04/2023 to 31/03/2024 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	49 Tristania Dr POINT COOK 3030	\$775,000	25/01/2024
2	3 Yarkon Way POINT COOK 3030	\$745,000	06/04/2024
3	22 Yarkon Way POINT COOK 3030	\$725,000	03/05/2024

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:

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Rooms: 2
Property Type: House (Res)
Land Size: 473 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
Year ending March 2024: \$765,000

Comparable Properties



49 Tristania Dr POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 400 sqm approx



3 Yarkon Way POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 448 sqm approx



22 Yarkon Way POINT COOK 3030 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 392 sqm approx