

# 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

18 Yarkon Way, Point Cook Vic 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$772,500 Property Type House Suburb Point Cook

Period - From 01/10/2023 to 31/12/2023 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	85 Middleton Dr POINT COOK 3030	\$680,000	02/11/2023
2	45 Carmen Rd POINT COOK 3030	\$680,000	23/09/2023
3	82 Middleton Dr POINT COOK 3030	\$670,000	12/08/2023

**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:

15/01/2024 18:00



**Property Type:** Land  
**Land Size:** 392 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$700,000  
**Median House Price**  
 December quarter 2023: \$772,500

## Comparable Properties



**85 Middleton Dr POINT COOK 3030 (REI)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 392 sqm approx



**45 Carmen Rd POINT COOK 3030 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House  
**Land Size:** 400 sqm approx



**82 Middleton Dr POINT COOK 3030 (VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 396 sqm approx