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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$772,500	Pro	operty Type	Hou	se		Suburb	Point Cook
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



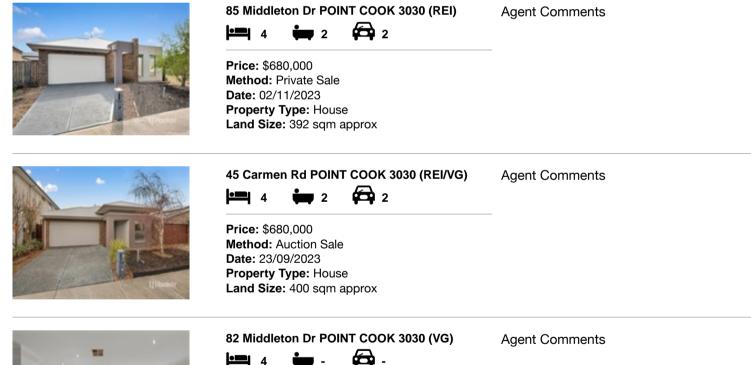
Harcourts





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





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

Account - Harcourts Vermont South | P: 03 98861008



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