

STATEMENT OF INFORMATION

29 SEAVIEW POINT, POINT COOK, VIC 3030

PREPARED BY ANITA IYER, VICPROP POINT COOK AND WILLIAMS LANDING

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 SEAVIEW POINT, POINT COOK, VIC

 5  5  2

Indicative Selling Price

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

Single Price: **2,500,000**

Provided by: Anita Iyer, VICPROP Point Cook and Williams Landing

MEDIAN SALE PRICE



POINT COOK, VIC, 3030

Suburb Median Sale Price (House)

01 July 2022 to 30 June 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



4 WATERSEdge COVE, POINT COOK, VIC 3030

 3  4  2

Sale Price

\$3,130,000

Sale Date: 09/03/2022

Distance from Property: 285m



23 WATERSEdge COVE, POINT COOK, VIC

 5  5  2

Sale Price

****\$2,180,000**

Sale Date: 11/08/2023

Distance from Property: 490m



This report has been compiled on 14/08/2023 by VICPROP Point Cook and Williams Landing. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Single Price:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
4 WATERSEDGE COVE, POINT COOK, VIC 3030	\$3,130,000	09/03/2022
23 WATERSEDGE COVE, POINT COOK, VIC 3030	**\$2,180,000	11/08/2023

This Statement of Information was prepared