

## 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

35 BAYCREST DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

House

Suburb

Point Cook

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

6 DODSON DRIVE POINT COOK VIC 3030	\$735,000	08-Jan-24
5 GOOLWA ROAD POINT COOK VIC 3030	\$717,000	28-Oct-23
146 HAZE DRIVE POINT COOK VIC 3030	\$700,000	09-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 16 January 2024



**6 DODSON DRIVE POINT COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$735,000**

Sold Date **08-Jan-24**

Distance **0.58km**



**5 GOOLWA ROAD POINT COOK VIC 3030**

 4  2  2

Sold Price

**\$717,000**

Sold Date **28-Oct-23**

Distance **0.19km**



**146 HAZE DRIVE POINT COOK VIC 3030**

 4  2  2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **09-Nov-23**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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