

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

7 HUTCHENCE DRIVE POINT COOK VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Nov 2022

to

31 Oct 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

3 BAY WAY POINT COOK VIC 3030	\$660,000	17-Oct-23
36 DINGO STREET POINT COOK VIC 3030	\$630,000	12-Sep-23
14 SUTTIE STREET POINT COOK VIC 3030	\$642,000	07-Sep-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: 20 November 2023



3 BAY WAY POINT COOK VIC 3030 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **17-Oct-23**
 Distance **0.52km**
 4 beds 2 baths 2 cars



36 DINGO STREET POINT COOK VIC 3030 Sold Price **\$630,000** Sold Date **12-Sep-23**
 Distance **1.88km**
 4 beds 2 baths 2 cars



14 SUTTIE STREET POINT COOK VIC 3030 Sold Price **\$642,000** Sold Date **07-Sep-23**
 Distance **1.92km**
 4 beds 2 baths 2 cars

RS = Recent sale UN = Undisclosed Sale

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