

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

8 HORACE STREET 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 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 CRESTON STREET POINT COOK VIC 3030	\$770,000	26-Sep-23
13 ASTORIA DRIVE POINT COOK VIC 3030	\$820,000	29-May-23
66 ASTORIA DRIVE POINT COOK VIC 3030	\$780,000	11-Jun-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 October 2023



**3 CRESTON STREET POINT COOK
VIC 3030**

 4  2  2

Sold Price

^{RS} **\$770,000**

Sold Date **26-Sep-23**

Distance **0.35km**



**13 ASTORIA DRIVE POINT COOK
VIC 3030**

 4  2  2

Sold Price

\$820,000

Sold Date **29-May-23**

Distance **0.42km**



**66 ASTORIA DRIVE POINT COOK
VIC 3030**

 3  2  2

Sold Price

\$780,000

Sold Date **11-Jun-23**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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