

## 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

14 EXHIBITION STREET 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,250

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2021

to

31 Jul 2022

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

10 FIREFLY ROAD POINT COOK VIC 3030	\$720,000	06-Jun-22
6 ORPHEUS STREET POINT COOK VIC 3030	\$750,000	18-Feb-22

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: 10 August 2022

**10 FIREFLY ROAD POINT COOK  
VIC 3030**4  2  2 Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **06-Jun-22**Distance **0.36km****6 ORPHEUS STREET POINT COOK  
VIC 3030**4  2  2 Sold Price **\$750,000** Sold Date **18-Feb-22**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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