

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

6 Seaeagle Avenue 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2020

to

31 Aug 2021

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

8 Millstream Avenue Point Cook VIC 3030	\$720,000	20-May-21
2 Elidon Crescent Point Cook VIC 3030	\$755,000	13-May-21
4 Cardamon Crescent Point Cook VIC 3030	\$750,000	10-Sep-21

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: 22 September 2021



8 Millstream Avenue Point Cook VIC 3030

 4
  2
  2

Sold Price

\$720,000

Sold Date

20-May-21

Distance

0.38km


2 Elidon Crescent Point Cook VIC 3030

 4
  2
  2

Sold Price

\$755,000

Sold Date

13-May-21

Distance

0.97km


4 Cardamon Crescent Point Cook VIC 3030

 4
  2
  2

Sold Price

^{RS} **\$750,000**

Sold Date

10-Sep-21

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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