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 JOLIMONT ROAD 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	$590,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$769,000	Property type	House	Suburb	Point Cook
Period-from	01 Aug 2022	to	31 Jul 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
4 MELLOR STREET POINT COOK VIC 3030	$600,000	06-May-23
8 HIDDICK ROAD POINT COOK VIC 3030	$610,000	06-Apr-23
14 JOLIMONT ROAD POINT COOK VIC 3030	$613,000	25-May-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: 01 August 2023