

## 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 Hiddick Road 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,500

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2018

to

31 Aug 2019

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

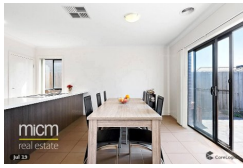
Date of sale

6 Hiddick Road Point Cook VIC 3030	\$510,000	01-Apr-19
9 Tramway Street Point Cook VIC 3030	\$485,000	11-Jun-19
23 Tramway Street Point Cook VIC 3030	\$520,000	22-Mar-19

**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 September 2019



**6 Hiddick Road Point Cook VIC 3030**

3 2 2

Sold Price **\$510,000** Sold Date **01-Apr-19**

Distance **0.01km**



**9 Tramway Street Point Cook VIC 3030**

3 2 1

Sold Price **\$485,000** Sold Date **11-Jun-19**

Distance **0.96km**



**23 Tramway Street Point Cook VIC 3030**

3 2 2

Sold Price **\$520,000** Sold Date **22-Mar-19**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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