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 Faro Street, Point Cook Vic 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $980,000

Median sale price

Median price $785,000 Property Type House Suburb Point Cook

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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
1	43 Stoneleigh Cirt WILLIAMS LANDING 3027	$989,500	22/03/2025
2	37 Rowland Dr POINT COOK 3030	$1,000,000	28/01/2025
3			

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 six months.

This Statement of Information was prepared on: 25/05/2025 11:45

6 Faro Street, Point Cook Vic 3030

Harcourts



5 3 2

Property Type: House
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $980,000
Median House Price
March quarter 2025: $785,000

Comparable Properties



43 Stoneleigh Cirt WILLIAMS LANDING 3027 (REI/VG)

4 3 2

Agent Comments

Price: $989,500
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 392 sqm approx

37 Rowland Dr POINT COOK 3030 (VG)

4 - -

Agent Comments

Price: $1,000,000
Method: Sale
Date: 28/01/2025
Property Type: House (Res)
Land Size: 544 sqm approx

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 six months.

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata .com.au

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