Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Halycon Street Point Cook, 3030

Indicative selling price

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

Range between	$785,000 & $805,000

Median sale price

Median price	$800,000	Property Type	HOUSE 4 BEDROOM	Suburb	POINT COOK
Period - From	01-Nov-2021	to	31-Oct-2022	Source	REA

Comparable property sales

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	7 SPINIFEX STREET POINT COOK VIC 3030, 448m2	$785,000	17-Sep-2022
2	65 KINGSFORD DRIVE POINT COOK VIC 3030, 525m2	$835,000	14-Nov-2022
3	17 HARDWICK ROAD POINT COOK VIC 3030, 410m2	$775,000	31-Oct-2022

This statement of information was prepared on 06-Jan-2023 at 4:44:28 PM EST