

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

92 BRUCKNER DRIVE 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Aug 2023

to

31 Jul 2024

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 PERSHING WAY POINT COOK VIC 3030	\$727,000	20-Jul-24
113 BENSONHURST PARADE POINT COOK VIC 3030	\$666,000	28-May-24
10 ZUCCOTTI CRESCENT POINT COOK VIC 3030	\$740,000	24-May-24

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: 13 August 2024

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6 PERSHING WAY POINT COOK VIC 3030

4 2 2

Sold Price

RS

\$727,000

Sold Date

20-Jul-24

Distance

1.47km



113 BENSONHURST PARADE POINT COOK VIC 3030

4 2 2

Sold Price

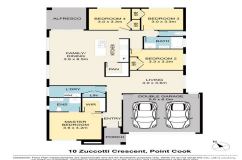
\$666,000

Sold Date

28-May-24

Distance

1.6km



10 ZUCCOTTI CRESCENT POINT COOK VIC 3030

4 2 2

Sold Price

\$740,000

Sold Date

24-May-24

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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