

## 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

61 DALKEITH DRIVE 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Point Cook

Period-from

01 Sep 2021

to

31 Aug 2022

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

3 CATANIA AVENUE POINT COOK VIC 3030	\$1,428,000	11-Apr-22
89 MALIBU BOULEVARD POINT COOK VIC 3030	\$1,495,000	28-May-22
35 EAGLEVIEW PLACE POINT COOK VIC 3030	\$1,443,000	17-Jul-22

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: 15 September 2022


**3 CATANIA AVENUE POINT COOK VIC 3030**
 5  4  3

Sold Price

**\$1,428,000**

Sold Date

**11-Apr-22**

Distance

**0.54km**

**89 MALIBU BOULEVARD POINT COOK VIC 3030**
 5  3  2

Sold Price

**\$1,495,000**

Sold Date

**28-May-22**

Distance

**1.41km**

**35 EAGLEVIEW PLACE POINT COOK VIC 3030**
 5  3  2

Sold Price

**\$1,443,000**

Sold Date

**17-Jul-22**

Distance

**1.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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