

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

4/8 ANCONA COURT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Oct 2023

to

30 Sep 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

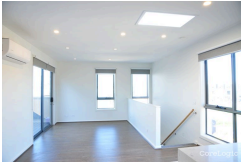
Date of sale

6 LAWLER STREET POINT COOK VIC 3030	\$600,000	08-May-24
7 FINDON COURT POINT COOK VIC 3030	\$615,000	03-Oct-24
16 TRIBECA DRIVE POINT COOK VIC 3030	\$580,000	28-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: 21 October 2024



**6 LAWLER STREET POINT COOK
VIC 3030**

3 3 -

Sold Price **\$600,000** Sold Date **08-May-24**

Distance **0.62km**

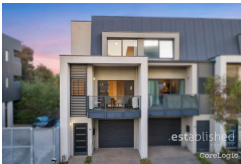


**7 FINDON COURT POINT COOK
VIC 3030**

3 2 2

Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **03-Oct-24**

Distance **0.78km**



**16 TRIBECA DRIVE POINT COOK
VIC 3030**

3 2 1

Sold Price **\$580,000** Sold Date **28-May-24**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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