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

236 POINT COOK ROAD 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	Single Price		or range between		\$889,000	&	\$949,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$760,000	Prop	erty type		House	Suburb	Point Cook			
Period-from	01 Jan 2024	to	31 Dec 2	024	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	
234 POINT COOK ROAD POINT COOK VIC 3030	\$962,000	10-Nov-24	
15 SIENNA PLACE POINT COOK VIC 3030	\$950,000	02-Jul-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: 08 January 2025



consumer.vic.gov.au

CoreLogic

Distance

0.75km

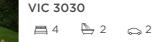
Manjot Bawa

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1 Alexandre	234 POINT COOK ROAD POINT COOK VIC 3030	Sold Price	\$962,000	Sold Date	10-Nov-24
LAN HERE	🛱 4 E 2 🚗 4			Distance	0.03km
4	15 SIENNA PLACE POINT COOK	Sold Price	\$950,000	Sold Date	02-Jul-24



RS = Recent sale UN = Undisclosed Sale

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