

## 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

43 CARNEGIE ROAD POINT COOK VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2023

to

29 Feb 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

9 KITTYHAWK ROAD POINT COOK VIC 3030	\$810,000	28-Nov-23
20 AMBIENT WAY POINT COOK VIC 3030	\$885,000	30-Nov-23
4 DURLSTON STREET POINT COOK VIC 3030	\$816,000	28-Oct-23

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: 06 March 2024


**9 KITTYHAWK ROAD POINT COOK  
VIC 3030**

Sold Price

**\$810,000**

Sold Date

**28-Nov-23**


4



2



2

Distance

**0.29km**

**20 AMBIENT WAY POINT COOK  
VIC 3030**

Sold Price

**\$885,000**

Sold Date

**30-Nov-23**


4



2



2

Distance

**0.97km**

**4 DURLSTON STREET POINT COOK  
VIC 3030**

Sold Price

**\$816,000**

Sold Date

**28-Oct-23**


4



2



2

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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