

## 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

10 HYDRANGEA DRIVE 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

\$930,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Point Cook

Period-from

01 Jul 2023

to

30 Jun 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

3 CARNIVAL PLACE POINT COOK VIC 3030	\$1,040,000	22-Jan-24
7 CARNIVAL PLACE POINT COOK VIC 3030	\$1,010,000	11-Mar-23
3 BANGALAY PLACE POINT COOK VIC 3030	\$1,050,000	08-Sep-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: 15 July 2024



**3 CARNIVAL PLACE POINT COOK  
VIC 3030**

 3  2  2

Sold Price

**\$1,040,000**

Sold Date

**22-Jan-24**

Distance

**0.08km**



**7 CARNIVAL PLACE POINT COOK  
VIC 3030**

 4  2  2

Sold Price

**\$1,010,000**

Sold Date

**11-Mar-23**

Distance

**0.09km**



**3 BANGALAY PLACE POINT COOK  
VIC 3030**

 4  2  3

Sold Price

**\$1,050,000**

Sold Date

**08-Sep-23**

Distance

**0.14km**



**58 YURUGA BOULEVARD POINT  
COOK VIC 3030**

 4  2  2

Sold Price

**\$1,030,000**

Sold Date

**24-Feb-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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