

## 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

155 TOM ROBERTS PARADE 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

\$625,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Point Cook

Period-from

01 Jan 2022

to

31 Dec 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 58A TOM ROBERTS PARADE POINT COOK VIC 3030 | \$640,000 | 12-Jul-22 |
| 151 TOM ROBERTS PARADE POINT COOK VIC 3030 | \$640,500 | 16-Mar-22 |
| 44 UMBRELLA WAY POINT COOK VIC 3030        | \$640,000 | 11-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: 09 January 2023



**58A TOM ROBERTS PARADE  
POINT COOK VIC 3030**

 3  1  2

Sold Price **\$640,000** Sold Date **12-Jul-22**

Distance **0.96km**



**151 TOM ROBERTS PARADE POINT  
COOK VIC 3030**

 3  3  2

Sold Price **\$640,500** Sold Date **16-Mar-22**

Distance **0.01km**



**44 UMBRELLA WAY POINT COOK  
VIC 3030**

 4  2  2

Sold Price **\$640,000** Sold Date **11-Jul-22**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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