

## 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

11 BONDI PARADE 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

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2022

to

30 Sep 2023

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

62 SUNMAN DRIVE POINT COOK VIC 3030	\$600,000	05-Jul-23
14 JOLIMONT ROAD POINT COOK VIC 3030	\$613,000	25-May-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: 24 October 2023



**62 SUNMAN DRIVE POINT COOK  
VIC 3030**

 3  2  1

Sold Price

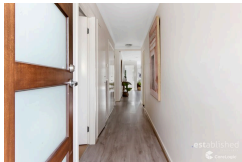
**\$600,000**

Sold Date

**05-Jul-23**

Distance

**1.28km**



**14 JOLIMONT ROAD POINT COOK  
VIC 3030**

 3  2  2

Sold Price

**\$613,000**

Sold Date

**25-May-23**

Distance

**1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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