

## 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

13 ARDEN STREET 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Point Cook

Period-from

01 Oct 2021

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 SQUADRON ROAD POINT COOK VIC 3030   | \$670,000 | 19-Aug-22 |
| 19 DURLSTON STREET POINT COOK VIC 3030 | \$655,000 | 26-Aug-22 |
| 27 DESIGN DRIVE POINT COOK VIC 3030    | \$682,000 | 28-Sep-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.~~

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**15 SQUADRON ROAD POINT COOK VIC 3030**

Sold Price <sup>RS</sup> **\$670,000** Sold Date **19-Aug-22**

 4  2  2

Distance **0.61km**



**19 DURLSTON STREET POINT COOK VIC 3030**

Sold Price **\$655,000** Sold Date **26-Aug-22**

 4  2  2

Distance **1.21km**



**27 DESIGN DRIVE POINT COOK VIC 3030**

Sold Price <sup>RS</sup> **\$682,000** Sold Date **28-Sep-22**

 4  2  2

Distance **0.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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