

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

93 BONDI PARADE POINT COOK VIC 3030

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Point Cook

Period-from

01 Mar 2022

to

28 Feb 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

8 BRIMBLE STREET POINT COOK VIC 3030	\$763,000	14-Oct-22
97 TRISTANIA DRIVE POINT COOK VIC 3030	\$725,000	07-Feb-23
17 RIALTO STREET POINT COOK VIC 3030	\$730,000	10-Oct-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: 06 March 2023


**8 BRIMBLE STREET POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

\$763,000

Sold Date

14-Oct-22

Distance

0.72km

**97 TRISTANIA DRIVE POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

^{RS} **\$725,000**

Sold Date

07-Feb-23

Distance

0.92km

**17 RIALTO STREET POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

\$730,000

Sold Date

10-Oct-22

Distance

1.33km

**23 JANSAR STREET POINT COOK
VIC 3030**

 4
  2
  2

Sold Price

\$795,000

Sold Date

08-Nov-22

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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